

General Plan Consistency Analysis

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

DECEMBER 2019

SP-A ____, Revised Vesting TM 5616, Certified EIR16-19-006

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TABLE OF CONTENTS

I. INTRODUCTION	1
A. PHYSICAL SETTING	3
B. PROPOSED PROJECT AMENDMENT	7
C. SPECIFIC PLAN AMENDMENT CONSISTENCY	9
1. <i>Land Use</i>	9
2. <i>Proctor Valley Road Alignment and Classification</i>	10
3. <i>Otay Ranch Resource Management Plan (Phase 1 and 2) and MSCP County Subarea Plan</i>	10
II. PLAN CONSISTENCY ANALYSIS	11
A. SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS	11
B. JAMUL/DULZURA SUBREGIONAL PLAN – SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS ..	84
C. OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS	95

LIST OF EXHIBITS

EXHIBIT 1 – REGIONAL LOCATION MAP.....	4
EXHIBIT 2 – REGIONAL CONTEXT AERIAL	5
EXHIBIT 3 – SURROUNDING LAND USES	6
EXHIBIT 4 – VILLAGE 14 AND PLANNING AREA 16/19 SPECIFIC PLAN SITE UTILIZATION PLAN.....	8
EXHIBIT 5 – EXISTING COUNTY GENERAL PLAN LAND USE DESIGNATIONS.....	12
EXHIBIT 6 – EXISTING OTAY RANCH GDP/SRP LAND USE MAP - PROCTOR VALLEY PARCEL	13

LIST OF TABLES

TABLE 1 –VILLAGE 14 AND PLANNING AREAS 16/19 SITE UTILIZATION PLAN SUMMARY TABLE	7
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I. INTRODUCTION

The County Board of Supervisor approved the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan (16-002), General Plan Amendment (16-008), Zone Reclassification (REZ 16-006) Tentative Map (5616) and certified the Otay Ranch Village 14 and Planning Areas 16/19 Environmental Impact Report (Certified EIR 16-10-006) on June 26, 2019 (Approved Project). GDCI, L.P. (“Project Applicant”) is processing an application for a Proposed Project Amendment which includes portions of the approved of the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan. This Proposed Project Amendment will include a Specific Plan Amendment (Specific Plan Amendment) and Revised Vesting Tentative Map related to implementation of the Dispute Resolution Agreement between the Project Applicant, California Department of Fish and Wildlife and the County of San Diego. See Specific Plan Amendment, Chapter 1 for additional details regarding the associated land exchange as well as the Proposed Project Amendment.

A summary of the relevant planning and policy documents include the following:

San Diego County General Plan

The County General Plan (2011) amended on June 26, 2019 (GPA 16-008) as part of the Approved Project, establishes a set of guiding principles designed to protect the County’s unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space. The General Plan directs future growth in the unincorporated areas of the County. (Refer to Section II. A. San Diego County General Plan Consistency Analysis)

Jamul/Dulzura Subregional Plan – San Diego County General Plan

Originally adopted by the County Board of Supervisors in 1979 (GPA 74-02) and most recently amended in 2019 (GPA-16-008), the Jamul/Dulzura Subregional Plan (JDSP) covers an area of approximately 168 square miles in southeastern San Diego County, located generally south of Loveland Reservoir and the Sweetwater River, adjacent to and north of the Mexican border and east of the Rancho San Diego land development. The JDSP implements the principles of the County General Plan Land Use Element and guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents (JDSP 2016, Page 18). (Refer to Section III. B. Jamul/Dulzura Subregional Plan – San Diego County General Plan Consistency Analysis)

The JDSP identifies the Otay Ranch project as a “Specific Planning Area” within it’s boundary. The development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993 and amended as part of the Approved Project on June 26, 2019 (GPA 16-008). The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence (JDSP 2016, Page 11). (Refer to Section III. C. Otay Ranch GDP/SRP Consistency Analysis)

Otay Ranch General Development Plan/Subregional Plan

The Otay Ranch GDP/SRP covers approximately 23,000 acres in southwestern San Diego County. Portions of the Otay Ranch are within the City of Chula Vista and County of San Diego. The Otay Ranch GDP/SRP was jointly approved by the County of San Diego and City of Chula Vista on October 28, 1993 and recently amended by the County on June 26, 2019 as part of the Approved Project GPA 16-008 adoption. The Otay Ranch GDP/SRP identifies the land use patterns and intensities for the Otay Ranch community; identifies Otay Ranch land use, facility, environmental,

economic and social goals, objective and policies; informs citizens, the landowner, decision-makers and local jurisdictions of the policies which will guide development within Otay Ranch; guides the coordinated development of Otay Ranch consistent with the goals of the City of Chula Vista, County of San Diego and the region; and provides a foundation for subsequent consideration of Sectional Planning Area (SPA)/Specific Plans (SP) and Subdivision Maps. The County adopted GPA-16-008 on June 26, 2019 as a part of the adoption of the Approved Project.

Otay Ranch Resource Management Plan

The County of San Diego MSCP Plan (1997) (MSCP County Subarea Plan) implements the MSCP Plan within the unincorporated areas of the County of San Diego and encompasses 252,132 acres. The MSCP County Subarea Plan and Implementing Agreement (IA) incorporate the Otay Ranch Resource Management Plan (RMP) into the MSCP Plan. The RMP and the 11,375-acre Otay Ranch RMP Preserve (RMP Preserve) serve as mitigation of biological impacts identified in the Otay Ranch GDP/SRP Final Program EIR (Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993c); IA Section 10.5.2). The Otay Ranch RMP Preserve is a hardline preserve system included in the MSCP Subregional Preserve and includes land reserved for mitigation¹ for impacts to sensitive resources as a result of Otay Ranch development. The County adopted the Phase 2 RMP Update on September 12, 2018. Revisions to the Phase 2 RMP included updates to the land use plan, adoption of habitat conservation plans, changes to ownership, and refinements to biological management and monitoring standards.

Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan Amendment

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. The Approved Project adopted by the County on June 26, 2019, as well as the Specific Plan Amendment provide the guidelines for preparation of subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities and compliance with applicable County policies. The Otay Ranch GDP/SRP identifies a series of villages and planning areas that will be the subject of future SPA/SPs, which must include detailed development/site utilization plans, including site, landscape and grading plans at or near a tentative track map level of detail; land uses and acreages for parks, open space, schools, public/community purpose facilities, and residential uses (including lot lines, lot sizes, number of units, density, and parking); physical features and easements, including transit reservation/dedication must be identified; standards for planned public and private street; development standards and detailed design guidelines; demonstrated conformance with the guidelines and policies of the Otay Ranch GDP/SRP; a facility financing and phasing plan; and environmental EIR/RMP requirements and conditions.

The Applicant is processing an application of approval of an amendment to the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan (Specific Plan Amendment) and a Revised Vesting Tentative Map that will satisfy the Otay Ranch GDP/SRP requirements for a specific plan.

This General Plan Consistency Analysis includes the following information:

- A summary description of the proposed Village 14 and Planning Areas 16/19 Specific Plan Amendment, including physical setting, existing County General Plan and Otay Ranch

¹ The Proposed Project Amendment may be required to meet additional mitigation requirements. See Certified EIR 16-19-006 Section 4.1.4. – Biological Resources, and the Biological Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, Prepared by Dudek (December 2019) for additional details.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

GDP/SRP land use designations and a summary of Specific Plan Amendment land uses. (See the Specific Plan Amendment for additional details); and

- A description of how the proposed Specific Plan Amendment meets the goals and policies of the County General Plan, JDSP and the Otay Ranch GDP/SRP.

A. PHYSICAL SETTING

The Village 14 and Planning Areas 16/19 Specific Plan Amendment Project Area (Project Area) is in southwestern San Diego County, approximately one-quarter mile east of the Chula Vista City limits and one-mile southeast of Jamul. The Project Area is located within the 7,895-acre Proctor Valley Parcel of the Otay Ranch GDP/SRP (see Regional Location Map, Exhibit 1). Access is provided via Proctor Valley Road west of the Project Area. There are approximately 1,543 acres within the total Project Area, of which 793.7 acres are within Village 14 and 119.8 acres are in Planning Areas 16/19.

The Proposed Project Amendment Area is undeveloped with on-site elevations ranging between 590 and 1,200 feet above mean sea level (amsl). The Proposed Project Amendment Area is surrounded by the San Miguel and Jamul Mountains immediately to the northwest and southwest with the foothills of these mountains encroaching into the Proposed Project Amendment Area. The portion of the Proposed Project Amendment Area, described as Village 14 in the Otay Ranch GDP/SRP, is nestled in the south sloping valley which encompasses existing unimproved Proctor Valley Road. The eastern portions of Planning Area 16 are located within the Jamul Mountains and contain the highest elevations.

South, north and northwest of the Jamul Mountains, the topography of Proctor Valley generally consists of broad gentle hillsides, while the terrain eastward toward the Jamul Mountains becomes increasingly rugged. Several small, narrow ephemeral drainages are present along the eastern edge of the valley. A low east-west trending ridgeline effectively divides the valley near the upper end of Village 14. To the north of the Jamul Mountains, Proctor Valley continues as a broad even meadow with rolling hillsides to the south. Proctor Valley is both physically and visually isolated from Chula Vista to the west/south and Jamul to the north/east.

The Proposed Project Amendment Area is located north-northeast of the Upper and Lower Otay Reservoirs, which are the two major water bodies within the Otay Watershed. The Upper Otay Reservoir was established in 1959 as a hatchery and has approximately 20 surface acres. The Lower Otay Reservoir has 1,100 surface acres and a water storage capacity of 49,848.9-acre feet.

The Proposed Project Amendment Area has been subjected to varying degrees of disturbances from grazing, human intrusion and off-road vehicles. The Proposed Project Amendment Area is currently vacant as farming and ranching activities ceased in the late 1990s, pursuant to the Agreements associated with the Otay Ranch GDP/SRP. The Proposed Project Amendment Area vegetation consists predominantly of chaparral, sage scrub and grassland. An approximately 4-acre vernal pool restoration site is located off-site immediately west of Proctor Valley Road in Central Village 14.

The Proposed Project Amendment Area is located approximately one-quarter mile east of Chula Vista, at the interface of urban development and open space, as depicted on Exhibit 2, Regional Context Aerial. The Chula Vista existing communities of Rolling Hills Ranch, Bella Lago, EastLake Vistas and EastLake Woods residential communities are located approximately one mile to the southwest of the Proposed Project Amendment Area and define the edge City of Chula Vista limits. Commercial centers located in EastLake and Rolling Hills Ranch and regional shopping located to the south are within three to five miles of the Proposed Project Amendment Area.

The rural community of Jamul is located northeast of the Proposed Project Amendment Area and Rancho San Diego, a built-out mixed use planned community comprised of low and medium density residential and commercial land uses, is located to the northwest of the Project Area. Most of the land northwest and east of the Proposed Project Amendment Area is vacant, some consisting of gently rolling hills; and some more rugged, steep open space. Development is primarily concentrated around Rancho San Diego and Jamul. The proposed Otay Ranch Village 13 development is located south of the Proposed Project Amendment Area.

City of San Diego's MSCP "Cornerstone Lands" are located adjacent to the Proposed Project Amendment Area to the south. The 11,152-acre San Diego National Wildlife Refuge, the USFWS contribution to the MSCP formed in 1996, after Otay Ranch GDP/SRP and MSCP approval, is located west of the Project Area within Otay Ranch. The approximately 5,600-acre Rancho Jamul Ecological Reserve lands, a component of the MSCP multi-habitat preserve system in southwestern San Diego, adjacent to Proposed Project Amendment Area.

Numerous public ownerships connect to provide a large core area of conserved land, including the Bureau of Land Management (BLM) Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Service San Diego-Sweetwater National Wildlife Refuge, CDFW adjacent Hollenbeck Canyon Wildlife Area and various City and County of San Diego ownerships. The Cleveland National Forest is close but not immediately adjacent to State-owned lands. (see Surrounding Land Uses, Exhibit 3).



Exhibit I – Regional Location Map

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

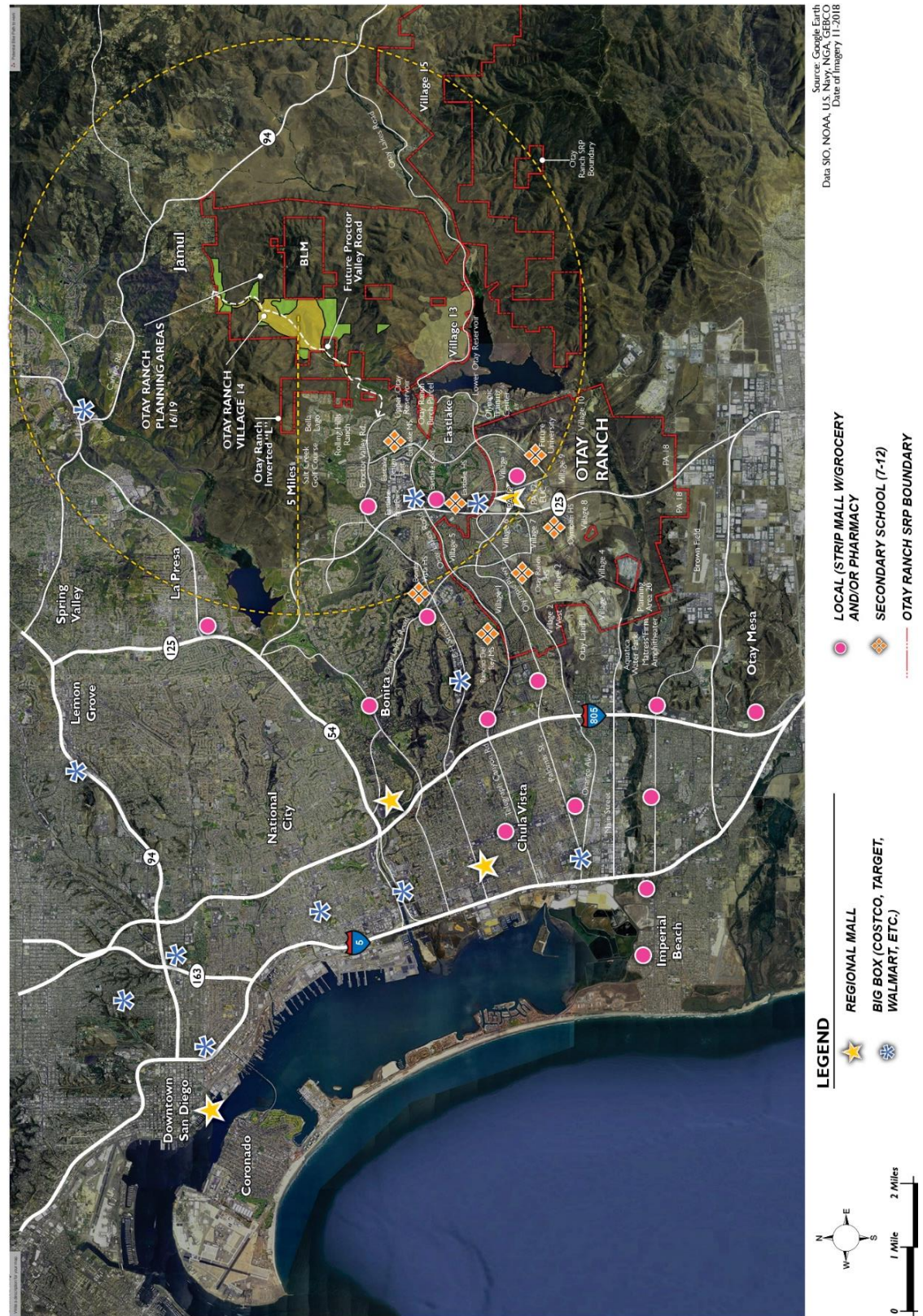
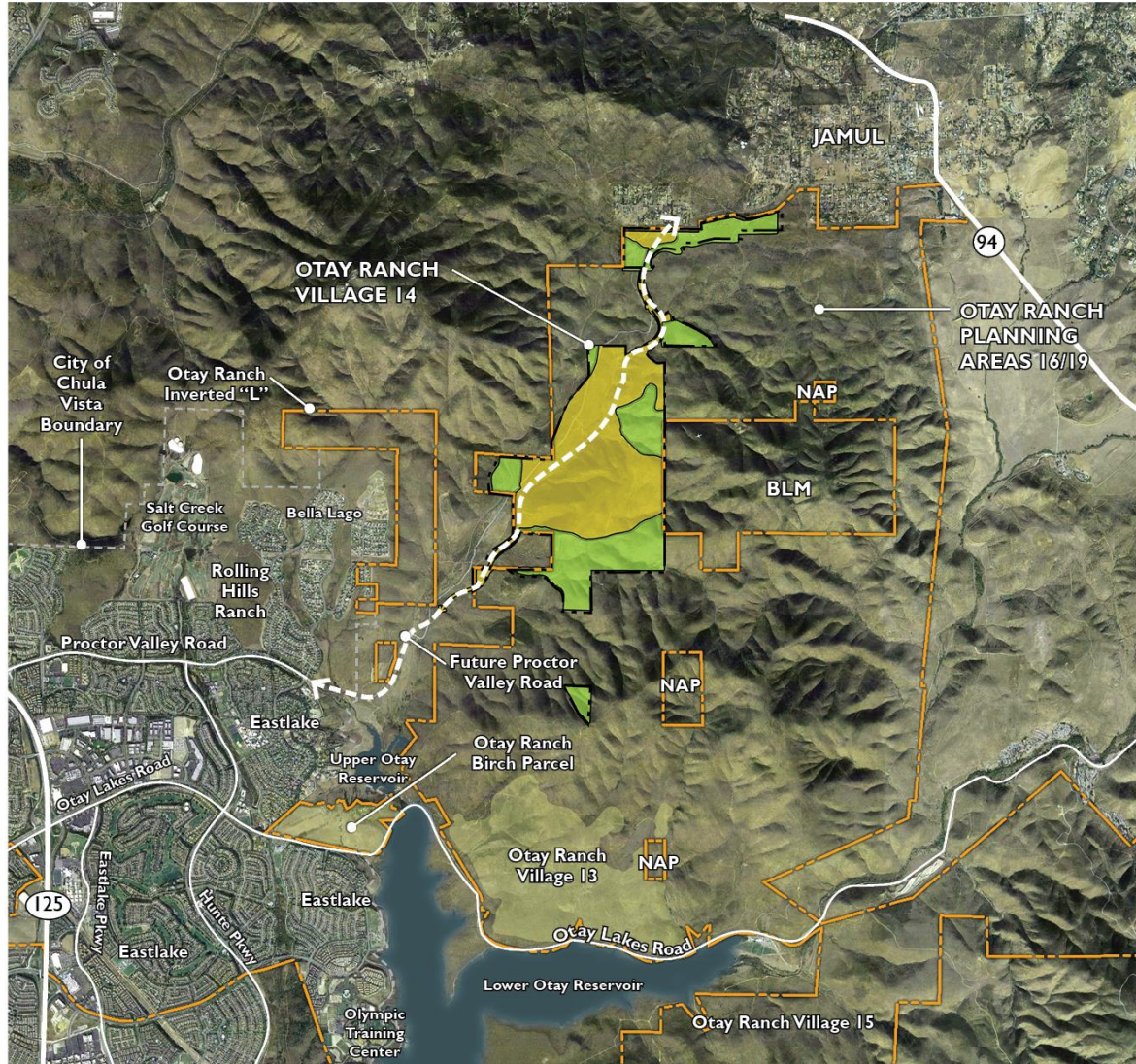


Exhibit 2 – Regional Context Aerial



LEGEND






-  OTAY RANCH GDP/SRP BOUNDARY
-  PROPOSED SPECIFIC PLAN BOUNDARY
-  CITY OF CHULA VISTA BOUNDARY
-  PROPOSED PROJECT AMENDMENT DEVELOPMENT AREAS
-  RMP/MSCP PRESERVE OPEN SPACE

Exhibit 3 – Surrounding Land Uses

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

B. PROPOSED PROJECT AMENDMENT

The Proposed Project Amendment is a portion of the Otay Ranch Village and Planning Areas 16/19 and a land plan is depicted in Exhibit 4, Site Utilization Plan and defined in Table 1, Land Use Summary Table. The Proposed Project Amendment includes a development area of approximately 512.1 acres within Village 14 and Planning Area 19. Additional off-site improvements (40.1 acres) include the extension of Proctor Valley Road to the southwest and northeast, and the extension of sewer facilities from the City of Chula Vista to the Proposed Project Amendment.

Table 1 –Village 14 and Planning Areas 16/19 Site Utilization Plan Summary Table

Description	Village 14		Planning Area 16/19		Total Proposed Project	
	Gross Acres	Target Units	Gross Acres	Units	Gross Acres ⁽¹⁾	Target Units
Residential Subtotal ⁽¹⁾	386.6	1,253	14.9	13	401.4	1,266
Non-Residential Uses						
Mixed Use ⁽²⁾	2.7				2.7	
Public Parks	10.2				10.2	
Private Parks/Recreation ⁽³⁾	9.5				9.5	
Public Safety Site	2.3				2.3	
Elementary School Site	9.9				9.9	
Open Space	47.8		1.7		49.5	
Conserved Open Space	23.0		1.5		24.5	
Otay Ranch RMP Preserve	278.6		98.4		377.0	
Circulation	23.3		3.4		26.7	
Non-Residential Uses Subtotal	407.2		105.0		512.1	-
Total Proposed Project Amendment	793.7	1,253	119.8	13	913.6	1,266
Other Offsites						
Offsite Improvements	40.1				40.1	
Offsite Preserve PA16			58.3		58.3	
Parcels Exchanged to CDFW	147.3		192.4		339.7	
Conservation Easement PA16			191.5		191.5	
Total Proposed Project Amendment Project Area					1,543.1	1,266

(1) Total residential gross acres includes 98.6 acres of related internal slopes, fuel modification and/or preserve edge open space lots.

(2) Village 14 Mixed Use acreage includes 10,000 sf of commercial use.

(3) Village 14 has 2.1 acres of private pocket parks included in the residential acreage; therefore the subtotal including PPP is 11.6 acres.

(4) May not total due to rounding.

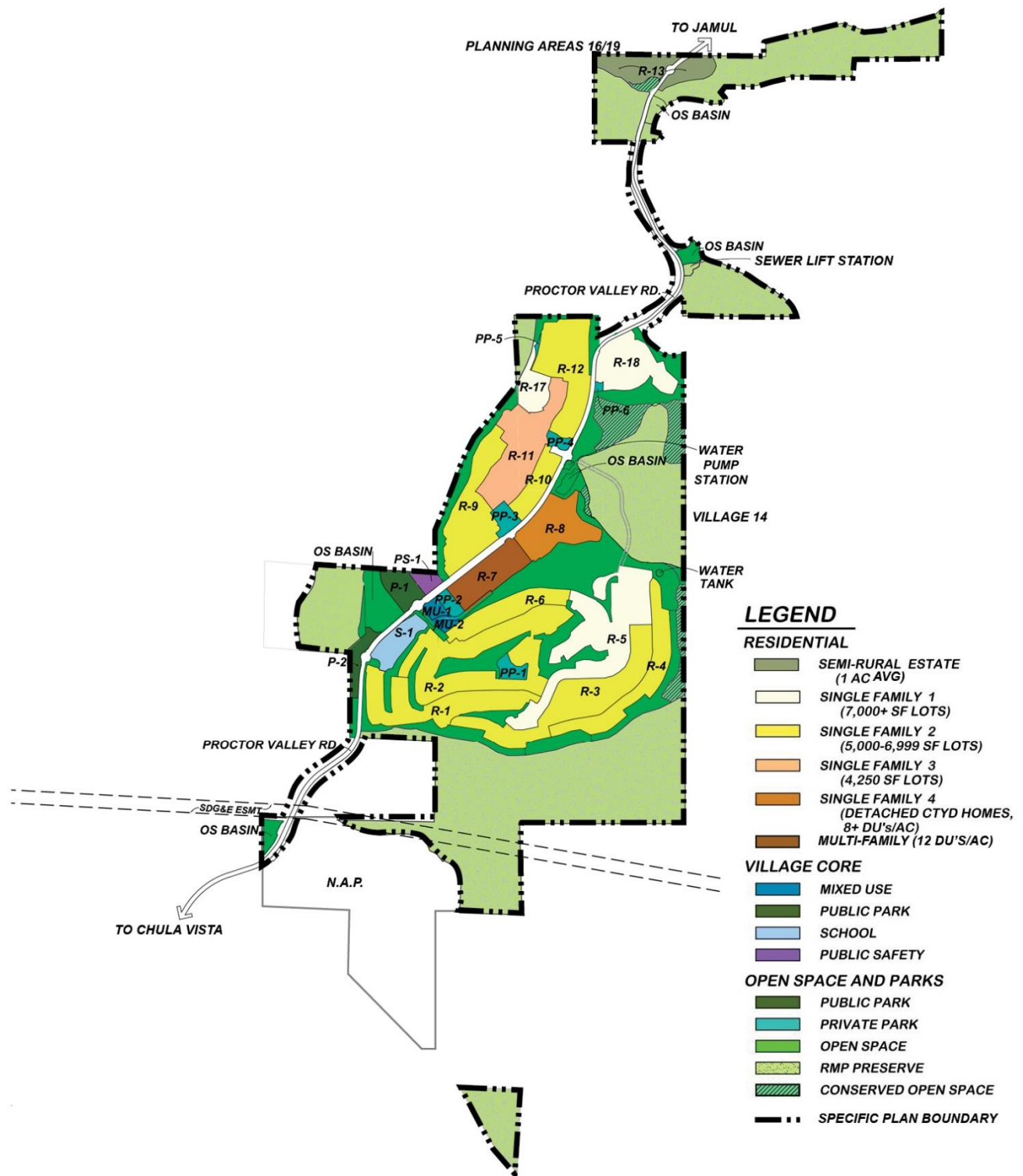


Exhibit 4 – Village 14 and Planning Area 16/19 Specific Plan Site Utilization Plan

C. SPECIFIC PLAN AMENDMENT CONSISTENCY

The Village 14 and Planning Areas 16/19 Specific Plan Amendment is consistent with the County General Plan (2011) and Otay Ranch GDP/SRP as most recently amended by the County on June 26, 2019 in conjunction with adoption of the Approved Project.

I. LAND USE

Existing Otay Ranch GDP/SRP Specialty Villages: The Otay Ranch GDP/SRP identifies “Specialty Villages” in the Proctor Valley and San Ysidro Mountains Parcels. “They consist of a resort village, and transition village and an estate village (Villages 13, 14, and 15, respectively). Neighborhood commercial and community services are provided in a Village Core, with limited medium and higher density residential. Low density, single family uses predominate, with potential recreation uses also provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades.” (Otay Ranch GDP/SRP, Page 86).

Analysis: The Specific Plan Amendment is consistent with the Otay Ranch GDP/SRP “Specialty Village” designation. The Specific Plan Amendment provides a Village Core containing land uses that serve Village 14, while the balance of the land plan is comprised predominately of low and very low density single-family residential neighborhoods. The Specific Plan Amendment implements the recreational focus of Village 14. The Specific Plan Amendment also implements the Otay Ranch GDP/SRP vision for Village 14 by creating a centrally located Village Core with sufficient intensity at the heart of Village 14 that provides a sense of place for residents and establishes the activity and social center of the village and includes an elementary school site, parks and public assembly areas, a fire station and mixed-use site, with residential densities generally decreasing away from the Village Core.

Existing Otay Ranch GDP/SRP Village 14 as a “Transitional Village”: The Otay Ranch GDP/SRP states “Proctor Valley is a “specialty village” which also serves as a Transitional Village between the more urban uses of the west to the more rural areas of Jamul. Because it is relatively isolated, the village functions as a self-contained service area.” (Otay Ranch GDP/SRP, Page 190)

Analysis: Village 14 is consistent with the Otay Ranch GDP/SRP description of Proctor Valley as a Transitional Village. The Proposed Project Amendment implements a low intensity character, with an emphasis on low density single family residential, local-serving commercial and public uses. Village 14 remains a destination as opposed to a community through which traffic could traverse. Based on its visual and physical isolation from existing development to the west and north, predominately single-family homes are more appropriate in Village 14. This is consistent with the overall Otay Ranch vision to locate more compact and intense developments within Chula Vista’s eastern territories and transition to less intense development within eastern or more remote villages.

Existing Otay Ranch GDP/SRP Planning Areas 16/19 as Rural Estate Areas: The Otay Ranch GDP/SRP (Page 201) describes Planning Areas 16/19 as a rural, low density residential community with development permitted in the least sensitive locations. Because of the relatively few number of dwelling units, it is not anticipated that a village core or commercial uses are needed in these planning areas.

Analysis: Planning Area 19 is consistent with the Otay Ranch GDP/SRP definition of a “Rural Estate Area.” The Proposed Project Amendment implements Planning Area 19 as “Rural Estate Area,” containing a very low density (0.9 dwelling units per acre) residential neighborhood. A portion of Planning Area 16 designated Preserve is included in the Proposed Project Amendment, while the remainder of Planning Area 16 is not a part of the Proposed Project Amendment; therefore, Otay Ranch GDP/SRP land uses will remain unchanged.

2. PROCTOR VALLEY ROAD ALIGNMENT AND CLASSIFICATION

The County adopted GPA 16-008 on June 26, 2019, which amended the classification of Proctor Valley Road from a 4 Lane Major Road to a 2 Lane Light Collector from Agua Vista Road/Northwoods Road (City of Chula Vista) to SR-94 (County of San Diego) and approved minor revisions to the road alignment. The Proposed Project Amendment implements the adopted alignment and classification of Proctor Valley Road.

3. OTAY RANCH RESOURCE MANAGEMENT PLAN (PHASE I AND 2) AND MSCP COUNTY SUBAREA PLAN

The Phase 1 RMP was adopted by the County of San Diego and the City of Chula Vista in October 1993, concurrent with adoption of the Otay Ranch GDP/SRP. On March 6, 1996, the County adopted the Otay Ranch RMP Preserve Owner/Manager (POM) JEPA between the County of San Diego and City of Chula Vista, the Preserve Financing Plan and the Open Space Conveyance Plan for SPA One. The City of Chula Vista adopted the Phase 2 RMP on June 4, 1996 in conjunction with adoption of the first Otay Ranch SPA/Specific Plan.

The County adopted the Phase 2 RMP Update on September 12, 2018. Revisions included updates to the land use plan, adoption of habitat conservation plans, changes to ownership, and refinements to biological management and monitoring standards.

The Biological Technical Report for the Approved Project and the Biological Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment demonstrate consistency with all Phase 2 RMP policies, mitigation measures and requirements including preparation of Specific Plan-level studies.

II. PLAN CONSISTENCY ANALYSIS

California Government Code Section 65454 requires Specific Plans to be consistent with the General Plan. This section evaluates the consistency of the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan Amendment with the goals, objectives and policies contained in the San Diego County General Plan, the Jamul/Dulzura Subregional Plan and the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP), also known as the County's Otay Subregional Plan, Volume 2, that relate to development of the Proposed Project Amendment. The Proposed Project Amendment land uses are consistent with the County General Plan and Otay Ranch GDP/SRP land use designations. The Proposed Project Amendment is consistent with the Specific Plan Area (Village 14) and the Semi-Rural (Planning Area 19) County Land Use Designations (Refer to Exhibit 5, Existing County General Plan Land Use Designations), and the Otay Ranch GDP/SRP land uses (Refer to Exhibit 6, Existing Otay Ranch GDP/SRP Land Use Map - Proctor Valley Parcel).

A. SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS

Pertinent elements, goals and policies of the County of San Diego General Plan followed by an evaluation of how the proposed Specific Plan Amendment conforms to the General Plan is provided below.

The following terms will be utilized in the analysis:

1. Village 14 and Planning Areas 16/19 Specific Plan and associated Appendices (Approved Project)
2. Village 14 and Planning Areas 16/19 Specific Plan Amendment (Specific Plan Amendment)
3. Amended Village 14 Design Plan (Village Design Plan)
4. Amended Planning Area 19 Design Guidelines (Design Guidelines)
5. Village 14 and Planning Areas 16/19 Specific Amendment Plan Boundary (Project Area)
6. Otay Ranch General Development Plan/Subregional Plan (Otay Ranch GDP/SRP)
7. Jamul/Dulzura Subregional Plan (JDSP)
8. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
9. Otay Ranch Resource Management Plan (RMP)

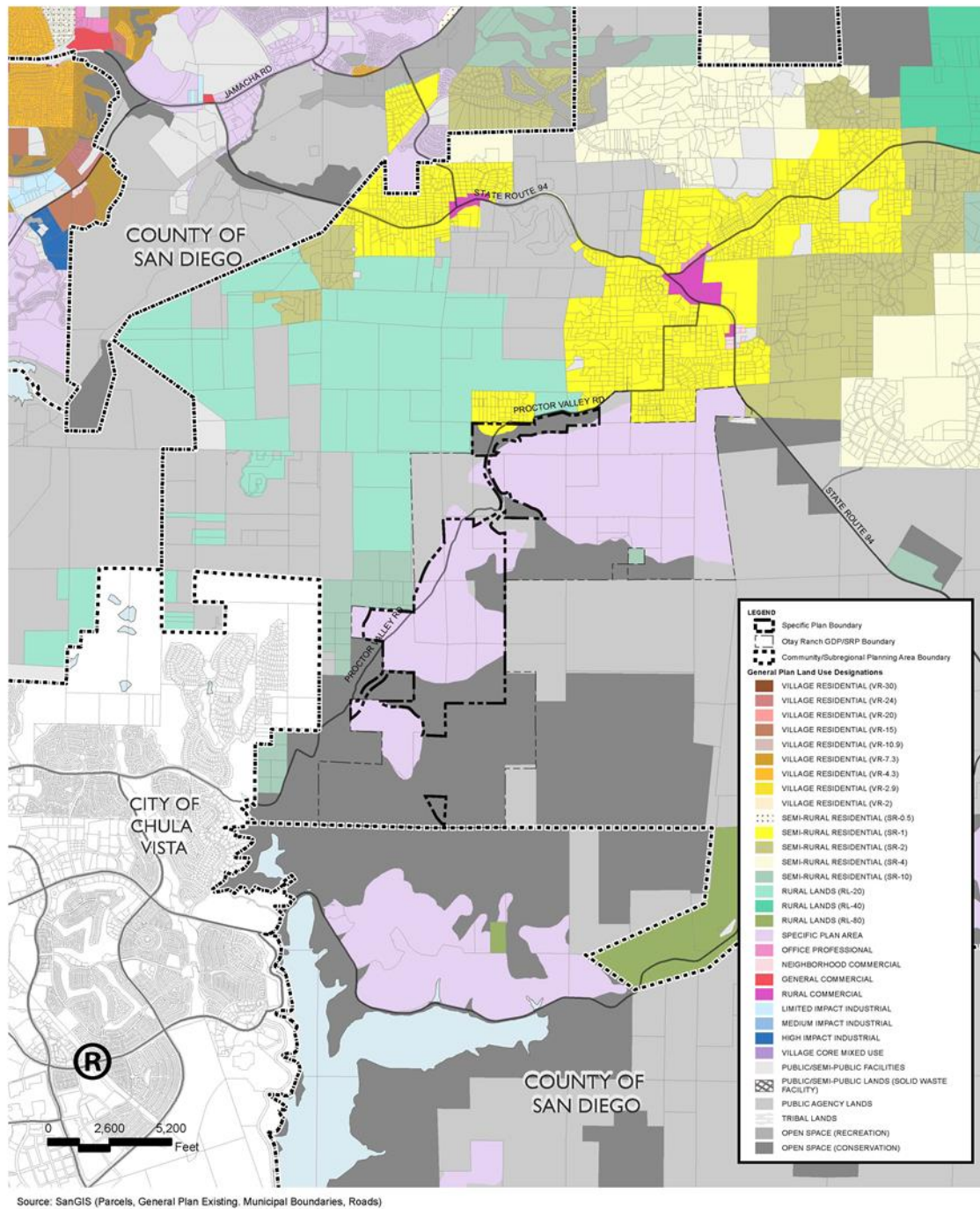


Exhibit 5 – Existing County General Plan Land Use Designations

GENERAL PLAN CONSISTENCY ANALYSIS

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

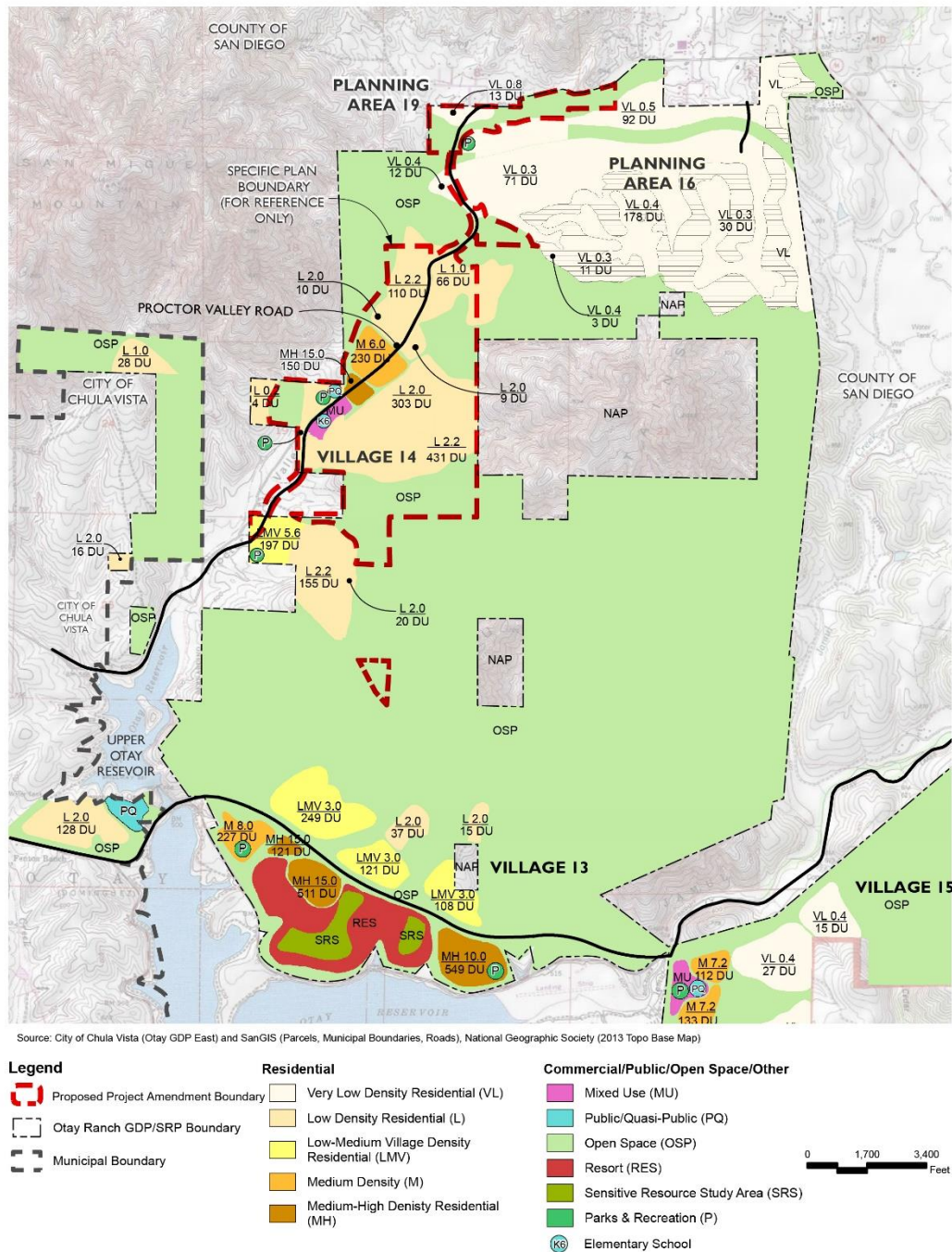


Exhibit 6 – Existing Otay Ranch GDP/SRP Land Use Map - Proctor Valley Parcel
(Otay Ranch GDP/SRP Exhibit 22)

For purposes of the County General Plan Consistency Analysis, it is important to understand the context of the Otay Ranch GDP/SRP adopted in 2003, the County General Plan and Jamul/Dulzura Subregional Plan both adopted in 2011 and most recently amended and adopted in 2019.

- Per the County General Plan: “As integral components of the County of San Diego General Plan, Community Plans have the same weight of law and authority in guiding their physical development.”
- Per the Jamul/Dulzura Subregional Plan: “On October 28, 1993, the Board of Supervisors adopted the Otay Ranch privately initiated Plan Amendment, GPA 92-04. The Otay Ranch project covers approximately 23,000 acres and is located within the Jamul/Dulzura Subregional Area and in the Otay Subregional Area. Due to the size and complexity of the project, the policies governing the development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries have been placed in Volume 2 of the Otay Subregional Plan Text. GPA 92-04 also amended the boundaries between the Jamul/Dulzura and Otay subregions by transferring approximately 1,180 acres from the Otay subregion to the southwestern area of the Jamul/Dulzura Planning Area, and by transferring approximately 4,000 acres in the Proctor Valley area from the Otay Subregion to the Jamul/Dulzura Subregion.
- Per the Jamul/Dulzura Subregional Plan Specific Planning Area Otay Ranch:
“POLICY 15 The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.”

Therefore, the guiding and overriding land use document for Otay Ranch that is embedded within the County’s General Plan is the Otay Ranch GDP/SRP and the consistency analysis below takes this into consideration.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LAND USE ELEMENT	
GOAL LU-1	
Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories	
<p>LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.</p>	<p>Consistent. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. The Proposed Project Amendment's Regional Categories are Rural and Semi-Rural. In the General Plan, Table LU-1 (Page 3-11) (Land Use Designations and Compatible Regional Categories) indicates Specific Plan Area compatibility with all Regional Categories. The General Plan states that Regional Categories allow many different land use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Where the Regional Categories represent a broad framework for the form and organization of development, the Land Use Designations are property-specific and identify the type and intensity of land uses that are allowed. Land use designations on the Land Use Map is Specific Plan Area which is compatible with the Rural and Semi-Rural Regional Categories. The Otay Ranch GDP/SRP approved a variety of densities and land uses, including Low, Medium, Medium High, Mixed Use, Low-Medium Village, School and Parks in Village 14 and Very-Low density estates in Planning Area 19.</p>
<p>LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.</p>	<p>Consistent. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Otay Ranch GDP/SRP "Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental condition, regional influences and adjacent communities." (Otay Ranch GDP/SRP, Page 66). The Proposed Project Amendment is identified as Village 14 and Planning Areas 16/19 in the Otay Ranch GDP/SRP and includes areas suitable for development and a large portion of the 11,375-acre area designated as the Otay Ranch RMP Preserve. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact. The Proposed Project Amendment is within the Otay Water District service boundaries and has been planned for sewer service per the Otay Ranch GDP/SRP Facilities Implementation Plan. The Proposed Project Amendment does not propose any changes to the existing General Plan land use designation or regional category.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p>	<p>Consistent. Village 14 is defined as a Specialty Village in the Otay Ranch GDP/SRP and serves as a Transitional Village between the more intense uses within Chula Vista (i.e. the Rolling Hills Ranch gross density is 2.0 dwelling units per acre) to the south and the rural communities within Planning Area 19 and Jamul to the north. The Specific Plan Amendment establishes a land use pattern that includes a centrally located Village Core comprised of an elementary school site², the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, the Village Square (private park) and the Mixed-Use sites (up to 10,000 sq. ft. of commercial/retail). The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility.</p> <p>The Community Pathway located along Proctor Valley Road connects the surrounding single-family homes to the Village 14 Core. An internal park-to-park loop and perimeter trail connect residential neighborhoods to the public and private parks within Village 14. A 5-foot DG walkway along one side of the Private Rural Residential Roads within Planning Area 19 provides a pedestrian network through the single-family neighborhood.</p> <p>Consistent with the Otay Ranch RMP and MSCP County Subarea Plan, the Proposed Project Amendment includes 377.0 acres designated RMP Preserve on-site. The Proposed Project's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch Resource Management Plan. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16.</p> <p>Planning Area 19 is designated "Semi-Rural," preserving the rural character of the surrounding areas by providing estate home sites.</p>

² The Proposed Project Amendment identifies a site for a potential elementary school within the Village 14 core area. The Chula Vista Elementary School District will determine whether it is necessary to construct an elementary school on the Village 14 elementary school site.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions, as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.</p>	<p>Consistent. The County of San Diego and City of Chula Vista jointly processed and approved the Otay Ranch GDP/SRP in 1993. The Proposed Project Amendment is consistent with the adopted Otay Ranch GDP/SRP Land Use Plan, as amended and adopted for the Approved Project in 2019. The Applicant coordinated with the City of Chula Vista regarding the reclassification of Proctor Valley Road (approximately. 1,200 linear feet) from a 4-Lane Major Road to a Class II Collector within the City of Chula Vista’s municipal boundaries, which was part of the adopted GPA16-008 (2019).</p> <p>The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project Amendment will be required to annex into the San Diego County Sanitation District and sewer flows from the Proposed Project Amendment will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.</p>
<p>LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.</p>	<p>Consistent. The General Plan “Specific Plan Area” Land Use Designation refers to the applicable Specific Plan for density information. The Specific Plan Amendment establishes the maximum permitted number of dwelling units within the Proposed Project Amendment (See Specific Plan Amendment, Table, 2, Village 14 and Planning Areas 16/19 Land Use Summary Table) and is also consistent with the Otay Ranch GDP/SRP land uses.</p>
<p>LU-1.8 Density Allocation on Project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County’s Regional Housing Needs Allocation.</p>	<p>Consistent. The Specific Plan Amendment, Chapter V. Implementation, includes provisions for shifting units from one planning area to another so long as the total authorized number of dwelling units is not exceeded.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</p>	<p><i>Consistent.</i> The Proposed Project Amendment has achieved the planned densities shown on the Land Use Map, as well as the densities established in the Otay Ranch GDP/SRP.</p>
GOAL LU-2	
Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character	
<p>LU-2.1 Community Plans. Maintain updated Community Plans, as part of the General Plan, to guide development and to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.</p>	<p><i>Consistent.</i> The Proposed Project Amendment is within the boundaries of the Jamul/Dulzura Subregional Plan (JDSP) and the Otay Ranch GDP/SRP. The JDSP was adopted August 3, 2011 and recently amended with the adoption of the Approved Project on June 26, 2019. The Proposed Project Amendment is consistent with the JDSP and does not propose any amendments to the JDSP.</p> <p>The vision for development within the Proposed Project Amendment Area is established in the Otay Ranch GDP/SRP. Village 14 is described a "Specialty Village" that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.</p> <p>The Otay Ranch GDP/SRP describes Planning Areas 16/19 as a rural, low density residential community. The Proposed Project Amendment implements this vision by planning large lot estate lot development within Planning Area 19 adjacent to the rural community of Jamul.</p> <p>The Proposed Project Amendment implements the Otay Ranch GDP/SRP amendment adopted by the County in 2019 that reduced the width of Proctor Valley Road and realigned it through Proctor Valley to minimize impacts to sensitive resources and maintain the rural character of the road.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-2.2 Relationship of the Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with the General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.</p>	<p>Consistent. The Proposed Project Amendment is within the boundaries of the JDSP and Otay Ranch GDP/SRP. The JDSP identifies the Otay Ranch project as a “Specific Planning Area” within its boundary. Due to its size and complexity, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993 and recently amended with the adoption of the Approved Project on June 26, 2019. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence.</p> <p>The Proposed Project Amendment implements the 2019 Otay Ranch GDP/SRP amendment that realigned and reclassified Proctor Valley Road and updated the Village 14 and Planning Areas 16/19 descriptions, land use summary tables and land use maps.</p> <p>The JDSP and Otay Ranch GDP/SRP are internally consistent with the General Plan.</p>
<p>LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.</p>	<p>Consistent. The rural community of Jamul is proximate to the Proposed Project Amendment. Consistent with the General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP, Village 14 is a lower density community comprised primarily of single family residential land uses that provide a transition between the rural development patterns to the north and east in Planning Area 19 and Jamul and the edge of South County’s urban development within the City of Chula Vista to the south and west.</p> <p>Consistent. The General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP Planning Area 19 includes large estate lots in a rural setting. Proposed one - acre average lots are compatible with the existing rural residential character of Jamul.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p>	<p><i>Consistent.</i> The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Specific Plan Amendment includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, well-being and health. The Proposed Project Amendment includes the development of a variety of single-family lots, with an active lifestyle and wellness focus centered on an extensive connected series of public and private parks and trails network, with recreation facilities located within walking distance of all Village 14 neighborhoods. The Proposed Project Amendment infrastructure includes the extension of Proctor Valley Road through the Proposed Project Amendment Area, connecting to existing improvement within the City of Chula Vista and the community of Jamul. Proctor Valley Road improvements include a series of five roundabouts, which serve as traffic calming measures by slowing traffic to 25 MPH through the roundabouts.</p> <p>In addition, the Proposed Project Amendment includes the preservation of 377.0 of natural resources on-site. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch Resource Management Plan. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5 acre Conservation Easement within Planning Area 16. The topography and natural beauty of the Proposed Project Amendment Area combined with the scenic roadway traversing the valley provide an ideal setting for the architectural forms, materials and architectural styles found in the historic towns of Old California. The Old California design theme will be implemented throughout the Village Core and residential neighborhoods to create a cohesive community character and theme, consistent with the Proposed Project Amendment's rural setting.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>The land uses are consistent with the Regional Category and Specific Plan Area Land Use designations in the General Plan. Village 14 includes a village core containing village-serving land uses and lower density single family residential land uses, providing a Transitional Village between the urban limits of Chula Vista and the planned residential rural land uses in Planning Area 19 and the existing rural community of Jamul.</p> <p>See Jamul/Dulzura Subregional Plan and Otay Ranch GDP/SRP Consistency Analysis below.</p>
<p>LU-2-5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.</p>	<p><i>Consistent.</i> The Proposed Project Amendment perimeter is comprised of landscaped slopes creating a greenbelt edge surrounding the residential neighborhoods. In addition, the Proposed Project Amendment Area is located within the Otay Ranch, which includes an 11,375-acre RMP Preserve system.</p>
<p>LU-2.6 Development near Neighboring Jurisdictions. Require that new development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.</p>	<p><i>Consistent.</i> The Otay Ranch GDP/SRP describes Village 14 as a Specialty Village that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.</p> <p>The Otay Ranch GDP/SRP describes Planning Area 19 as a rural, low density residential community. The Proposed Project Amendment implements this vision by planning large lot estate lot development adjacent to the rural community of Jamul.</p>
<p>LU-2.7 Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.</p>	<p><i>Consistent.</i> The Proposed Project Amendment includes Mixed-Use Sites totaling 2.7 acres with up to 10,000 sq. ft. of retail/commercial uses focused on meeting the needs of local residents. The closest existing commercial centers are located approximately three and five miles north/west of the Proposed Project Amendment within the Jamul Village and approximately five miles south of the Proposed Project Amendment within the City of Chula Vista (Rolling Hills Ranch and EastLake communities). (Refer to Exhibit 2, Regional Context Aerial)</p>
<p>LU-2.8 Mitigation of Development Impacts. Require measure that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p><i>Consistent.</i> The Proposed Project Amendment includes measures to minimize significant impacts related to noise, vibration, dust, odor and aesthetics. These include Mitigation Measures M-N-1 through M-N-10, M-AQ-3, M-AQ-8, M-AE-1 and M-AE-2 as described in detail in the Certified EIR (16-19-006), Sections 2.1, Aesthetics Resources, Section 2.3, Air Quality and Section 2.8, Noise and the Proposed Project Viewshed Analysis, Air Quality and Noise Analysis Technical Memorandums (Dudek 2019).</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-2.9 Maintaining Rural Character. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider options to mitigate LOS where appropriate.</p>	<p><i>Consistent.</i> See Policy M-2.1. Proctor Valley Road is a Mobility Element roadway where adding lanes would adversely impact the rural character of the community and cause significant environmental impacts. Options to mitigate LOS include the implementation of five roundabouts to limit the delays along the roadway and keep traffic constantly flowing, utilizing D.G. trails through natural areas instead of hardscaped pedestrian facilities such as sidewalks, and minimizing median widths where possible to limit the footprint of the roadway. The Proposed Project Amendment is consistent with the County General Plan Mobility Element, Table M-4, Roadway Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F.</p>
GOAL LU-3	
<p>Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.</p>	
<p>Policies</p>	
<p>LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.</p>	<p><i>Consistent.</i> The Proposed Project Amendment includes 10 single family lot sizes within 14 neighborhoods, which are anticipated to accommodate approximately 23 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 1-acre average. The Proposed Project Amendment also includes a site planned for detached courtyard homes which may include four unique floorplans, and a site planned for multi-family attached homes with a density of 11.8 dwelling units per acre.</p> <p>The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.</p>
<p>LU-3.2 Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.</p>	<p><i>Consistent.</i> The Proposed Project Amendment includes 10 lot sizes, are anticipated to accommodate approximately 23 varied single-family plans. Lot sizes range from 4,250 sq. ft. to over 1-acre average. The Proposed Project Amendment also includes a site planned for detached courtyard homes which may include four unique floorplans, and a site planned for multi-family attached homes with a density of 11.8 dwelling units per acre.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences.</p>	<p>Consistent. The Proposed Project Amendment includes a Village Core located in the geographic center of the Village 14, within easy walking distance (1/2 to 1 mile) of most residents. The Village Core includes an elementary school site, the Village Green and Scenic neighborhood parks connected via an 8-foot wide meandering paseo, two Mixed-Use sites with up to 10,000 sq. ft. of commercial/retail and the Village Square private park. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. The Proposed Project Amendment's pedestrian network is comprised of the Community Pathway located along Proctor Valley Road, an internal park-to-park loop and the perimeter trail that provide pedestrian connectivity between the Village 14 residential neighborhoods and park facilities, and a D.G. walkway along one side of the Private Residential Rural Road within Planning Area 19.</p>
GOAL LU-5	
<p>Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.</p> <p><i>[Note: The Proposed Project Amendment is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Proposed Project Amendment would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the subject portions of Village 14 and Planning Areas 16/19. The Otay Ranch GDP/SRP was developed to provide a master framework for the Otay Ranch planned community and captures the environmentally beneficial results of a systematic and comprehensive site design and planning effort for Otay Ranch.]</i></p>	
Policies	
<p>LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.</p>	<p>Consistent. The Proposed Project Amendment has a mix of land uses including a centrally located elementary school site, locally sited neighborhood parks, a public safety site and a Mixed-Use retail/commercial area. These land uses are supported by an extensive network of bike lanes, the Community Pathway along the full length of Proctor Valley Road, the internal park-to-park loop and the perimeter trail within Village 14 that connect these land uses and promote a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. Potential transit stops are identified in the Specific Plan Amendment within the Village 14 core, adjacent to the Mixed-Use Site and the P-1 park. A 5-foot wide DG walkway is planned along one side of the Private Rural Residential Road within Planning Area 19, providing a pedestrian network within the single-family neighborhood.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.</p>	<p><i>Consistent.</i> The Proposed Project Amendment has a mix of land uses including a centrally located elementary school site, conveniently locally sited neighborhood and private parks, a public safety site, and a Mixed-Use retail/commercial area. These land uses are supported by an extensive network of bike lanes throughout the Proposed Project Amendment Area, the Community Pathway, the internal park-to-park loop (CTMP specialty trail) and the perimeter trail (CTMP primitive trail) within Village 14 that connect these land uses and provide a variety of alternative travel modes to reduce vehicular trips and emissions. In addition, a 5-foot wide DG walkway is planned along one side of the Private Rural Residential Road within Planning Area 19, providing a pedestrian network through the single-family neighborhood. Residential streets are designed to provide a pleasant pedestrian experience by separating walkways from the street with a canopy tree-line landscaped parkway. The Specific Plan Amendment identifies the location for potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.</p> <p>The comprehensive park and recreation system places parks within walking distance of all Village 14 residential neighborhoods. The pedestrian experience is enhanced through the landscaped parkways planned along residential streets, separating pedestrians from vehicles.</p> <p>The Energy Conservation Plan³ provides that the Proposed Project Amendment would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Proposed Project Amendment would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed, at a minimum, to meet the California 2016 Title 24 Building Energy Efficiency Standards, or the Title 24 code in effect at the time of building permit issuance.</p>

³ All references herein to the Energy Conservation Plan include the Approved Specific Plan Energy Conservation Plan, Appendix 3 and the Energy Technical Memorandum for the Otay Ranch Village 14 and Planning Area 19 Proposed Project Amendment.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan⁴ and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Proposed Project Amendment and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Greywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rainwater Harvesting systems may also be utilized within the Proposed Project Amendment, if approved by the City of San Diego.</p> <p>The Proposed Project Amendment incorporates Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, 10 level 2 EV charging stations are to be installed within the Mixed-Use Sites and public parks. All EV charging stations are subject to review and approval by the County.</p> <p>The Proposed Project Amendment includes parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site plans within the Village Core will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.</p> <p>Private swim clubs will be designed to include photovoltaic systems.</p>

⁴ All references to the Water Conservation Plan herein include the Approved Project, Water Conservation Plan, Specific Plan Appendix 6 and the Water Conservation Plan and Water Conservation Plan Update for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.</p>	<p><i>Consistent.</i> The General Plan Regional Designation for the Proposed Project Amendment Area is “Semi-Rural”. Consistent with this designation, the largest on-site component of the Proposed Project Amendment is the designation of 377.0 acres natural resources on-site. The Proposed Project Amendment’s Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch Resource Management Plan. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. In addition, the Specific Plan Amendment is a subset of the Otay Ranch GDP/SRP and over 70% of the Proctor Valley Parcel is designated open space.</p>
<p>LU-5.5 Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.</p>	<p><i>Consistent.</i> Street sections within Village 14 include landscaped parkways separating sidewalks from travel lanes to increase pedestrian safety. Private Rural Roads within Planning Area 19 take on a more rural character with narrowed paving, less landscaping and incorporate a DG pathway on one side for pedestrian access.</p> <p>The Proposed Project Amendment provides a multi-use Community Pathway and bike lanes along Proctor Valley Road. Within Village 14, an internal park-to-park loop (CTMP Specialty Trail) and the perimeter trail (CTMP Primitive Trail) connect single family neighborhoods to public and private parks and the Village Core along the Community Pathway. In addition, easements for potential access to off-site regional trails are identified in the Specific Plan Amendment within Planning Area 19. Bike lanes planned along Proctor Valley Road complete the link between the City of Chula Vista the community of Jamul. A 5-foot DG walkway is planned along one side of the Private Rural Residential Roads within Planning Area 19, providing a pedestrian network through the single-family neighborhood.</p> <p>The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL LU-6	
Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.	
Policies	
<p>LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>Consistent. The MSCP County Subarea Plan Implementing Agreement identifies mitigation for the Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Proposed Project Amendment Area. The Specific Plan Amendment is consistent with and implements the Otay Ranch RMP. The Proposed Project Amendment will convey 1.188 acres of Otay Ranch RMP Preserve for every acre of development plan subject to the Preserve Conveyance Obligation.</p> <p>The largest on-site component of natural resources within the Proposed Project Amendment Area is the designation of 377.0 of RMP Preserve land. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch Resource Management Plan. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16.</p> <p>Open space corridors are expanded and extended through the central and northern portions of the County and Chula Vista MSCP Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.</p>
<p>LU-6.3 Conservation-Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.</p>	<p>Consistent. The Proposed Project Amendment is designated a Specific Plan Area in the County General Plan. A Specific Plan Amendment has been prepared for the Proposed Project Amendment and is consistent with the Otay Ranch RMP Preserve design. The land use plan contained within the Specific Plan Amendment was developed to achieve a conservation-oriented project, including the designation of 377.0 acres of RMP Preserve land on-site, which will be conveyed to the POM as part of the 11,375-acre Otay Ranch RMP Preserve system, a component of the MSCP County Subarea Plan to be managed pursuant to the Otay Ranch RMP. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage from one of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement off-site within Planning Area 16.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>The Specific Plan Amendment is consistent with the development footprint established in the RMP and MSCP County Subarea Plan. These habitat conservation plans preserve the most sensitive resources, while designating areas suitable for development.</p>
<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.</p>	<p>Consistent. The Specific Plan Amendment land use plan was developed to achieve a conservation-oriented project, including designation of 377.0 acres of RMP Preserve on site. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveyed acreage to the POM as become part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre off-site Conservation Easement within Planning Area 16.</p> <p>The Proposed Project Amendment has a mix of land uses including a centrally located elementary school site, conveniently located neighborhood and private parks, a public safety site, and mixed-use retail/commercial area within Village 14. These land uses are supported by an extensive network of bike lanes, the Community Pathway, perimeter trail and the internal park-to-park loop that connect these land uses, and potential future transit stops and provide a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. The comprehensive park and recreation system places parks within walking distance of all Village 14 residential neighborhoods.</p> <p>The Proposed Project Amendment implements sustainability features including utilizing DG on the Community Pathway, pervious paving on the park-to-park loop system a native soil trail tread on the perimeter trail within Village 14. Within Planning Area 19, DG walkways along one side of the Private Rural Roads. Pervious paving surfaces on residential driveways are also planned.</p> <p>The Energy Conservation Plan provides that the Proposed Project Amendment would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Proposed Project Amendment would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed, at a minimum, to meet the California 2016 Title 24 Building Energy Efficiency Standards, or more likely the Title 24 code in effect at the time of building permit issuance. Private swim clubs will be designed to include photovoltaic systems.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>The Proposed Project Amendment includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of ten (10) Level 2 EV charging stations would be installed within the parking lots in the Mixed-Use Sites and public parks. All EV charging stations are subject to review and approval by the County.</p> <p>The Fire Protection Plan⁵ (FPP) establishes a 100' Fuel Modification Zone (FMZ) around the perimeter of the Proposed Project Amendment Area, which coincides with the required 100' Preserve Edge in some areas. Per the Otay Ranch RMP, the 100' FMZ is also proposed within portions of the 100' Preserve Edge, which provides a buffer between development and the RMP Preserve.</p> <p>The Proposed Project Amendment designates Open Space Lot OS-22 in Central Village 14 an FMZ Special Management Area. This FMZ Special Management Area is managed consistent with the fuel modification requirements of Zone 2 and will be maintained on a regular basis along with Zones 1 and 2, with a focus on removal of prohibited plant species and dead and dying plant materials. The FMZ must be planted per the Approved Plant List included in the FPP. The 100' FMZ is comprised of two 50' zones. Zone 1 is 50' measured from the property line outward and must be permanently irrigated. Zone 2, closest to the RMP Preserve, will not be permanently irrigated. Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Proposed Project Amendment and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Graywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rainwater Harvesting systems may also be utilized within the Proposed Project Amendment, if approved by the City of San Diego.</p> <p>The Proposed Project Amendment also includes a plant palette (Approved Plant List) which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p>

⁵ All references herein to the Fire Protection Plan include the Adopted Project Specific Plan, Fire Protection Plan, Appendix 2 and the Fire Protection Technical Memorandum – Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>The Proposed Project Amendment has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.</p> <p>The Parks, Recreation, Open Space, Preserve and Trails Plan includes 21.8 acres of public and private parks and recreation facilities, including two public parks, ranging in size from 3.9 acres to 6.2 acres. Private park facilities include two swim clubs, the Village Square private park, three additional private parks and private pocket parks distributed throughout single family neighborhoods in Village 14. The Proposed Project Amendment includes a pedestrian network comprised of the Community Pathway along Proctor Valley Road that extends for approximately 4.5 miles between the existing EastLake Woods Community, through the Proposed Project Amendment to Jamul. The 2.0-mile internal park-to-park loop and 2.0-mile perimeter trail network connects all the public and private parks to the residential neighborhoods within Village 14. A 5-foot wide DG walkway is planned within Planning Area 19, providing a pedestrian network within the single-family neighborhood.</p>
<p>LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p>Consistent. The storm water facilities have been designed in accordance with the County's BMP/LID requirements for permanent site design, stormwater treatment, design of landscaped areas as bio-filters and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways and parking areas, is directed into biofiltration basins to remove trash, debris and pollutants prior to discharging into the downstream natural conveyance channels.</p>
<p>LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p>Consistent. The Specific Plan Amendment land use plan was developed to achieve a conservation-oriented project. The Proposed Project Amendment includes the designation of 377.0 acres of RMP Preserve. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16.,</p> <p>The Proposed Project Amendment enhances the scenic quality of Proctor Valley Road by implementing a narrowed (two-lane) roadway through the Proposed Project Amendment. The adopted southern road segment avoids impacts to sensitive resources (vernal pools).</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.</p>	<p>Consistent. The Specific Plan Amendment implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project Amendment is designation of 377.0 acres of RMP Preserve land on-site. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve system to be managed pursuant to the Otay Ranch RMP. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve Land, 58.3 acres of off-site RMP Preserve Land and an additional 191.5-acre Conservation Easement within Planning Area 16. The POM will be responsible for maintenance and management of all conveyed RMP Preserve land, with funding assured through the establishment of a CFD or similar assessment mechanism.</p> <p>The Otay Ranch RMP Preserve lands to be conveyed to the POM are consistent with the MSCP County Subarea Plan, the Otay Ranch GDP/SRP and RMP.</p> <p>Open space corridors extend through and to the north of the Proposed Project Amendment Area to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.</p> <p>A connection to the Otay Valley Regional Park is provided through the planned Community Pathway located along the full length of Proctor Valley Road connecting to the City of Chula Vista and Jamul.</p>
<p>LU-6.8 Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be:</p> <ol style="list-style-type: none"> 1. Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2. Transferred into public ownership of an agency that manages preserved open space. 	<p>Consistent. The Proposed Project Amendment implements the adopted Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project Amendment includes the designation of 377.0 acres of RMP Preserve land. The Proposed Project Amendment's Preserve Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191-acre Conservation Easement within Planning Area 16.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.</p>	<p>Within the Planning Area 19 portion of the Proposed Project Amendment, Limited Building Zones are within private lots, owned and maintained by the private property owner and/or HOA. These areas are subject to restrictive easements that limit the use of the land.</p> <p>In 1996, the County adopted the Otay Ranch Preserve Owner/Manager JEPA between the City of Chula Vista and County of San Diego, the Preserve Conveyance Plan and the Preserve Finance Plan which established a conveyance plan requiring that for every developable acre, 1.188 acres of RMP Preserve land must be conveyed to the Otay Ranch POM, concurrent with final map approval. As such, RMP Preserve land is dedicated into public ownership (POM) at no cost.</p> <p>The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. POM activities have been fully funded within the City of Chula Vista by a Community Facilities District (CFD 97-2), the only fully funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Proposed Project Amendment.</p>
<p>LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>Consistent. Topography in the lower portions of the site is characterized by relatively level to gently sloping terraces incised by modern drainages. The upper portions of the site are characterized by moderately steep hillsides and ridges that have been dissected by several tributary drainages. Current grading plans generally conform to the existing topography and maintain natural drainages as storm water conveyances. The post-grade site relief is consistent with current topography and manufactures slopes maintain the predominately moderately sloping terrain. In addition, the proposed streets typically follow the natural landforms and graded slopes are organically shaped and blended into the existing topography at toe of slope and development boundaries. In the steeper portions of the site located in the northerly and easterly edges of propped development, grading is limited to minor portions of the overall lot and “daylight” into natural terrain, maintaining the dominant physical characteristics of the areas.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.</p>	<p>Consistent. A Phase 1 Environmental Site Assessment was prepared for the Proposed Project Amendment which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map⁶ and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards.</p>
GOAL LU-9	
<p>Distinct Villages and Community Cores. Well-defined, well-planned, and well –developed community cores, such as Villages and Town Centers, that contribute to a community’s identity and character</p>	
<p>Policies</p>	
<p>LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed direction for the character, design, uses, densities, and amenities of Village area, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses</p>	<p>Consistent. The Proposed Project Amendment includes a Village Core located in the geographic center of Village 14, within easy walking distance of most residences. The Village Core includes an elementary school site, the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, the Mixed-Use sites containing up to 10,000 sq. ft. of commercial/retail and the Village Square private park. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff’s storefront facility.</p> <p>The Village Core is composed of land uses that form the social, civic and recreational focus of Village 14. The Village 14 Design Plan (Specific Plan Amendment, Appendix 5), establishes an “Old California” theme for Village 14 through site and land uses, character, pedestrian orientation, grading and landscape design, park design and entryway and identity design. The Design Plan also presents the architectural theme for Village 14 implemented through a variety of architectural styles influenced by the Old California theme.</p>

⁶ All references herein to geotechnical evaluations/analysis include the Geotechnical Review of Preliminary Tentative Map and Grading Plan, Otay Ranch Village 14 and Planning Areas prepared for the Approved Project and the Geotechnical Review of Preliminary Tentative Map and Grading Plan, Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>Per the Design Plan, the Village Core will contain a higher level of architectural and landscape design than the residential neighborhoods within the village. The Village Core will create a sense of place and a highly identifiable character through design of monumentation, streetscape landscaping, roundabout design, consistent with the Old California architectural style with a strong emphasis on Spanish architecture. The use of rustic, lodge pole fencing, decorative light fixtures and informal landscape concepts will reinforce the rural character of the Village Core. The Village 14 Design Plan provides additional details.</p>
<p>LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]</p>	<p>Consistent. The Proposed Project Amendment is described as a Specialty Village (Village 14) in the Otay Ranch GDP/SRP that also serves as a Transitional Village between the more intense development patterns within the City of Chula Vista and the one-acre average estate lots within Planning Area 19 (Rural Estate Areas) and the rural community of Jamul. The more intense land uses are planned within the Village Core located along Proctor Valley Road. Residential lot sizes increase as development moves away from the Village 14 Village Core. Traditional single-family lots within Village 14 are between 4,250 and 7,500 sq. ft., with the largest lots (1-acre average lots) located within Planning Area 19. The steeper portions of the site are in the north (Planning Area 19) where lower density development is proposed. Steep slopes are also within RMP Preserve areas.</p>
<p>LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.</p>	<p>Consistent. The Specific Plan Amendment includes Development Regulations which establish Zoning Districts within the Proposed Project Amendment Area. The Development Regulations govern density, zoning, permitted uses, setbacks, signage and parking. The Village 14 Design Plan guides development of residential, mixed use, road, parking and lighting. The Planning Area 19 Design Guidelines guide development of the estate lots. The “D” Designator is a zoning tool in the County that will be applied to the Proposed Project Amendment to ensure that the design of the proposed land uses is consistent with the Village 14 Design Plan and Planning Area 19 Design Guidelines. Development patterns planned within Village 14 are similar to and compatible with development within the existing neighborhoods of EastLake, Rolling Hills Ranch and Otay Ranch within the City of Chula Vista as it relates to density, amenities, site conditions, roadway network, schools, etc. Development patterns within Planning Area 19 are consistent with the rural character of Jamul as it relates to lots size, roadway standards, character, etc.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-9.5 Villages Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.</p>	<p>Consistent. The Village 14 Core is comprised of an elementary school site, Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, Mixed-Use sites, with up to 10,000 sq. ft. of commercial/retail uses and the Village Square private park. Residential neighborhoods are defined by entries and monumentation, establishing a distinct neighborhood identity. The Proposed Project Amendment includes 10 lot sizes from attached multi-family homes to courtyard homes to large lot estates, providing a wide variety of housing types. This mix of land uses provides residents with places to live, work and shop.</p>
GOAL LU-10	
<p>Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.</p>	
Policies	
<p>LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.</p>	<p>Consistent. The Otay Ranch GDP/SRP was jointly planned by the City of Chula Vista and the County to integrate project design and compatibility with adjacent existing and planned communities. The development pattern within Village 14 is consistent and compatible with existing single-family neighborhoods to the west, including the Rolling Hills Ranch and EastLake Woods neighborhoods within the City of Chula Vista. These communities are integrated along the circulation system through the City of Chula Vista which provides primary access to the Proposed Project Amendment via Proctor Valley Road. Development within adjacent City of Chula Vista neighborhoods includes the preservation of large, connected Preserve areas as prescribed in the City of Chula MSCP Subarea Plan, providing connectivity with the RMP Preserve areas surrounding and within the Proposed Project Amendment. The regional trail network connects the surrounding areas along the Proctor Valley Road Community Pathway, as well as along existing and planned trails traversing Preserve areas.</p> <p>The development pattern within Planning Area 19 is consistent with the rural community character within Jamul, where Rural and Semi-Rural development patterns extend into existing neighborhoods. Proctor Valley Road provides the primary connection for vehicular, bicycle and pedestrian access. Large natural open space areas and a rural trail network connect Planning Area 19 to the adjacent Jamul community.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-10.2 Development—Environmental Resource Relationship. Require development in Semi- Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p><i>Consistent.</i> The largest on-site component of open space in the Proposed Project Amendment is the designation of 377.0 of RMP Preserve land. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the Otay Ranch RMP Preserve system to be managed pursuant to the Otay Ranch RMP. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. The Otay Ranch RMP Preserve lands to be conveyed are consistent with the MSCP County Subarea Plan South County Segment.</p> <p>Open space corridors extend through and to the north of the Proposed Project Amendment to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.</p>
GOAL LU-12	
<p>Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.</p>	
Policies	
<p>LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.</p>	<p><i>Consistent.</i> The Proposed Project Amendment includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Each phase of development is independently analyzed such that any area may be developed and have services and facilities constructed without relying upon another phase. Project-wide thresholds apply to larger facilities such as the public safety site, elementary school site and public parks.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.</p>	<p>Consistent. The Proposed Project Amendment includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Consistent with the County General Plan Mobility Element, Proctor Valley Road is planned as a Two-Lane Light Collector (2.2E) through the Project Area and is consistent with the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F. Proctor Valley Road is projected to operate at LOS E under Year 2025 Cumulative conditions between the City of Chula Vista municipal boundary and Street “A.” The Highway Capacity Software (HCS) 2000 arterial analysis shows that the average travel speed would be consistent with LOS D conditions when constructed to the ultimate classification as a 2.2A facility.</p> <p>Due to the minimal interruptions along Proctor Valley Road, and with more than one mile between Northwood Drive (within the City of Chula Vista) and the entrance to Central Village 14 (Street “A”), the HCS arterial analysis determined that the average travel speed would be LOS D when constructed to its ultimate 2.2A classification.</p> <p>In addition, traffic control along Proctor Valley Road would include five roundabouts with implementation of the Proposed Project Amendment which enhance traffic flow. Based on national-level research, it has been documented that 2 lanes of travel with a roundabout has a capacity of up to 25,000 ADTs, which exceeds projected 15,100 ADTs for Proctor Valley Road. Based on the supplemental analysis in the Traffic Impact Analysis (Certified EIR 16-19-006, Appendix 4.1.9), the cumulative impact along Proctor Valley Road, between the City of Chula Vista boundary and Street “A”, is expected to be reduced to less than significant with construction of the segments to a 2.2A facility. However, based on the results of the volume to capacity analysis, this impact is conservatively considered significant and unavoidable.</p>
<p>LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.</p>	<p>Consistent. Proposed Project Amendment related public facilities and services have been planned to minimize impacts to sensitive resources to the greatest extent practicable, including implementation of the following measures:</p> <ul style="list-style-type: none"> • The Proposed Project Amendment will implement Proctor Valley Road as a Two-Lane Collector consistent with the Otay Ranch GDP/SRP and County General Plan classification.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<ul style="list-style-type: none"> • The Proposed Project Amendment will implement the adopted alignment of Proctor Valley Road consistent with the Otay Ranch GDP/SRP and County General Plan to avoid sensitive natural resources within the RMP Preserve. • Sidewalks have minimized in natural areas and D.G. pathways and walkways are provided for pedestrian travel. • Public infrastructure, including dry utilities, drainage, sewer, potable water facilities and construction of culverts to accommodate runoff from the Proposed Project Amendment Area will be co-located within the roadway right-of-way to avoid additional impacts. • The “Final Salt Creek Basin Gravity Sewer Analysis” prepared by Dexter Wilson Engineering, Inc. dated November 8, 1994, included sewer service for the County’s unincorporated Villages and Planning Areas, including the Proposed Project Amendment in the analysis. • Proctor Valley Road has been designed to accommodate drainage from the roadway. • The OWD water reservoir is an allowed facility in the RMP Preserve, however this facility has been located within the development footprint, outside of the RMP Preserve. • The public safety site is anticipated to accommodate both a fire station and Sheriff’s storefront facility. In addition to the on-site fire station, fire and medical emergencies are likely to include mutual aid response from neighboring communities (Jamul and Chula Vista), as needed and available. Further wildfire emergencies would include mutual aid from regional fire agencies and beyond, including the full weight response of CAL FIRE. The Applicant and SDCFA have entered into a Fire Protection and Mitigation Term Sheet dated June 24, 2019.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.</p>	<p>Consistent. Public facilities and services are planned outside the RMP Preserve, with the exception of, sewer lift stations, water pump stations, portions of Proctor Valley Road, internal access roads and drainage facilities which are within the RMP Preserve and are sited consistent with RMP siting criteria.</p> <p>By implementing the narrowed Proctor Valley Road street section and implementing the adopted alignment, consistent with the Otay Ranch GDP/SRP and County General Plan, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized.</p>
GOAL LU-13	
<p>Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.</p>	
Policies	
<p>LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.</p>	<p>Consistent. The Otay Water District prepared a Water Supply and Assessment Verification (WSAV) Report for the Approved Project that was adopted by their Board of Director's on January 3, 2018 and updated the WSAV on _____, which state that the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Proposed Project Amendment.</p> <p>Water conservation is maximized through implementation of strategies and measures identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Proposed Project Amendment and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Proposed Project Amendment also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p>
<p>LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>Consistent. The Otay Water District prepared a Water Supply and Assessment Verification (WSAV) Report for the Approved Project that was adopted by their Board of Director's on January 3, 2018 and updated the WSAV on _____ states that the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Proposed Project Amendment.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL LU-14	
Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.	
Policies	
<p>LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.</p>	<p>Consistent. Sewer service will be provided to the Proposed Project Amendment via the Salt Creek Interceptor, which is owned and operated by the City of Chula Vista and has been planned to accommodate flows from Otay Ranch Village 14 and Planning Areas 16 and 19 since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement (June 2016) that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project Amendment will be required to annex into the San Diego County Sanitation District, but sewer flows from the Proposed Project Amendment will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.</p>
MOBILITY ELEMENT	
GOAL M-2	
Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.	
Policies	
<p>M-2.1 Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.</p>	<p>Consistent. The Proposed Project Amendment includes construction of Proctor Valley Road, a County Mobility Element Road.</p> <p>The Highway Capacity Software (HCS) 2000 arterial analysis was run for Proctor Valley Road and shows that the average travel speed would be consistent with LOS D conditions when constructed to its ultimate classification as a 2.2A facility. This analysis is relevant because it demonstrates that the roadway will operate at an acceptable level of service during worst case or peak times. This is a more detailed analysis than a roadway segment analysis; therefore, it provides a better indication of true roadway operations.</p> <p>In addition, traffic control along Proctor Valley Road would include five roundabouts which will provide traffic calming. See Analysis of Criteria for Accepting a Roadway Classification with Level of Service E/F provided above in Section II.B.1.b.</p> <p>The Proposed Project Amendment Applicant will pay the appropriate Transportation Impact Fee (TIF).</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

<p>M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.</p>	<p>Consistent. The Proposed Project Amendment includes seven community access points along Proctor Valley Road. Five entries are controlled by roundabouts, which are traffic calming elements. The separation between the nearest off-site intersection and the project entries meets the County road standards for the build out classification of Proctor Valley Road while also providing the necessary fire access.</p>
<p>M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce roadkill and to direct animals to under crossings.</p>	<p>Consistent. The Proposed Project Amendment implements the adopted realignment of Proctor Valley Road which is designed to minimize impacts to significant biological resources (vernal pools). The Proposed Project Amendment also implements the adopted 2-Lane Light Collector to minimize impacts to both the MSCP County Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands.</p> <p>The Proposed Project Amendment circulation network has been designed to minimize grading impacts through the Proposed Project Amendment Area and when crossing environmentally sensitive areas. Wildlife culverts [crossings] are provided in two locations to facilitate movement or animal species present or expected to occur within the Proposed Project Amendment Area. The Proposed Project Amendment circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where Proposed Project Amendment roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.</p>
<p>M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.</p>	<p>Consistent. The nearest existing noise sensitive land uses (NSLUs) to the Proposed Project Amendment Area are single-family residences near the southwest boundary of Jamul, located approximately 140 feet to the north and single-family residences in the Bella Lago community, located approximately 3,100 feet to the west. Intervening terrain or structures would reduce noise levels" at the nearest existing NSLUs. There are existing single-family homes approximately 140 feet from the proposed Proctor Valley Road (northern segment) improvements and associated construction. The Certified EIR (16-19-006) includes Mitigation Measures M.N-4 through M.N-9 which would reduce potential noise impacts to less than significant.</p> <p>Where future noise sensitive receptors (residential and school land uses) are planned, landscaped buffers and noise walls adjacent to Proctor Valley Road are planned per the Noise Analysis Update Technical Memorandum prepared for the Proposed Project Amendment. Proctor Valley Road has also been designed to a lower design speed (30 mph vs. 40 mph) to further reduce noise levels. Five roundabouts are planned at key intersections with Proctor Valley Road</p>

	<p>and neighborhood entries slow traffic to 25 mph and include connectivity between the bike lanes and community sidewalks.</p> <p>The maximum speed limit within residential neighborhoods is anticipated to be 25 mph. Lastly, the Proposed Project Amendment includes noise reducing internal sound walls and/or design features where necessary to reduce road noise to meet County thresholds.</p>
<p>M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.</p>	<p>Consistent. The Proposed Project Amendment's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants and will provide flow control (HMP) detention. The areas within landscaped parkways and parks will provide some natural infiltration as part of the improvements. Run-off will then flow into biofiltration basins for further treatment and natural infiltration.</p>
GOAL M-3	
<p>Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.</p>	
Policies	
<p>M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.</p>	<p>Consistent. The Proposed Project Amendment includes adequate public right-of-way to accommodate travel lanes, emergency parking areas/bike lanes, and pedestrian access in accordance with the County's Mobility Element standards.</p> <p>The internal public roadways are designed with appropriate right of ways to include non-motorized multi-use trails, including a Community Pathway located along Proctor Valley Road as designated in the County Community Trail Master Plan, Jamul/Dulzura Community Trails and Pathways Plan and Otay Valley Regional Park Trails plan. In addition, the Proposed Project Amendment includes an internal park-to-park loop, perimeter trail and pedestrian system within Village 14 that connects single family neighborhoods to the park system and the Village Core. A 5-foot wide DG walkway is planned along the Private Rural Residential Road within the Planning Area 19 single family neighborhood. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.</p>
<p>M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and</p>	<p>Consistent. Mitigation for Proposed Project Amendment-generated traffic impacts includes the construction of Proctor Valley Road as a 2-Lane Light Collector from the existing western limits through the Proposed Project</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	<p>Amendment to the north. Proctor Valley Road includes a Community Pathway, as well as bike lanes/emergency lanes along the entire 4.5-mile segment through the Proposed Project Amendment Area.</p> <p>The Proposed Project Amendment Applicant will also be required to pay the appropriate Transportation Impact Fee.</p> <p>Proctor Valley Road will accommodate the planned build-out traffic volumes.</p>
M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.	<p>Consistent. The Proposed Project Amendment complies with the County's Subdivision Ordinance, the County Fire Code, and state regulations governing ingress, egress, and circulation. The Proposed Project Amendment includes eight fully improved access points along Proctor Road, which serves a backbone roadway connecting all the neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. The County Fire Marshal and the Fire Authority Having Jurisdiction have reviewed the Circulation Plan, including the proposed street sections and fire access.</p>
GOAL M-4	
Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.	
Policies	
M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	<p>Consistent. The Specific Plan Amendment incorporates multiple pedestrian routes, including sidewalks, walking paths, and trails providing connections between neighborhoods and the Village Core and public and private parks, as well as easements for potential trail access, trail heads, a trail staging area, open space, and other recreational opportunities. Internal streets and landscaped parkways are designed to enhance pedestrian safety while providing alternative modes of transportation, including bicycling and walking and providing a pedestrian park to park loop system. Curb adjacent landscaped parkways buffer pedestrian from parking and the travel way, creating an enhanced pedestrian experience. Design speeds have been reduced to 30 mph on the Proctor Valley Road central and north segments and 25 mph on internal streets to increase pedestrian safety. Traffic calming measures including roundabouts, parallel bay parking with landscape pop-outs and intersection neckdowns are integrated in the Proposed Project Amendment to further enhance the pedestrian experience. Five roundabouts planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks.</p> <p>In addition, consistent with the County General Plan, Mobility Element, Proctor Valley Road is proposed to be constructed as a 2-Lane Light Collector to slow traffic and increase pedestrian safety.</p>

<p>M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]</p>	<p>Consistent. The Village 14 Design Plan and Planning Area 19 Design Guidelines establish an overall character for the community. The road network is designed to comply with the County's Mobility Element Map. Street sections include designated bike lanes to accommodate bicyclists. The internal streets include landscaped parkways to separate sidewalks from the streets to create a more semi-rural feel to the neighborhoods. A 10-foot wide DG Community Pathway along Proctor Valley Road connects neighborhoods to the Village Core and a 6-foot wide pervious pavement internal park to park loop and perimeter trail network. An 8-foot wide meandering paseo connects the Village Green and Scenic public parks within the Village 14 Core. Additionally, 5-foot wide DG walkways are planned along one side of the Private Rural Residential Roads within Planning Area 19. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.</p>
<p>M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.</p>	<p>Consistent. The roadways have been designed to provide adequate lane width for fire apparatus and emergency vehicles, while minimizing paved width to increase pedestrian and vehicle safety. The Proposed Project Amendment provides additional median breaks along Proctor Valley Road to accommodate emergency access.</p>
<p>M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.</p>	<p>Consistent. The circulation network has been designed to minimize grading impacts when crossing environmentally sensitive areas. Wildlife crossings are provided in three locations to facilitate movement of animal species present or expected to occur within the Proposed Project Amendment Area. Where the roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.</p> <p>The circulation network has been designed in accordance with the County General Plan guiding principles calling for consolidated development footprints and protection of natural resources.</p>
<p>M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or</p>	<p>Consistent. The Proposed Project Amendment includes Proctor Valley Road, a roadway connection with the neighboring City of Chula Vista and the community of Jamul. Proctor Valley Road is planned as a Class II Collector within the City of Chula Vista transitioning to 2-Lane Light Collector within the County from the existing improvements to the west, through the center of the Proposed Project Amendment Area and north to the community of Jamul. Proctor Valley Road is also a City of</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

sequentially to optimize and maintain road capacity.	<p>Chula Vista Circulation Element Road and a planned facility in the City of Chula Vista MSCP Subarea Plan.</p> <p>Proctor Valley Road is also an allowable facility in the City of San Diego MSCP Subarea Plan. Proctor Valley Road segments within the City of Chula Vista and City of San Diego are subject to Improvement Plans/Site Development Permits respectively.</p>
<p>M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.</p>	<p>Consistent. The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. Potential future transit stops are identified in the Specific Plan Amendment within the Village Core, adjacent to the Mixed-Use Site and P-1 Public Park.</p>
<p>M-10.1 Parking Capacity. Require new development to:</p>	
<ul style="list-style-type: none"> Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity 	<p>Consistent. The Proposed Project Amendment is predominantly comprised of single-family residential neighborhoods where parking needs will be accommodated within on-site private garages, driveways and on-street parking. The parking areas within the Village Core, including the Mixed-Use and Village Square will be subject to future Site-specific Site Plans which include meeting the County's parking standards for these uses. Both public parks within the Proposed Project Amendment include on-site parking areas.</p>
<ul style="list-style-type: none"> Provide parking facilities for motorcycles and bicycles 	<p>Consistent. Parking facilities for motorcycles and bicycles will be provided at the Mixed Use, school and public park sites consistent with the County's parking standards. Where on-site parking is planned, private parks and swim clubs will accommodate both motorcycle and bicycle parking on-site.</p>
<ul style="list-style-type: none"> Provide staging areas for regional and community trails 	<p>Consistent. The Specific Plan Amendment identifies a Trail Staging Area in the P-1 Park located within the Village 14 Core. In addition, the Specific Plan Amendment identifies the location of easements for potential trail access at two locations within the Planning Area 19 portion of the Proposed Project Amendment.</p>
<p>MU-10.6. On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages,</p>	<p>Consistent. On-street parking is minimized within the Proposed Project Amendment. On-street parking is prohibited along Proctor Valley Road, except within the Village Core adjacent to the Mixed Use, Village Square and Multi-family neighborhood, where parallel parking is planned on the east side without interrupting the planned bike lane. Bike lanes are planned within the Proctor Valley Road right-of-way through the Proposed Project</p>

require the design to be consistent with the rural character.	Amendment Area. On-street parking is provided along all residential streets. No on-street parking is provided in Planning Area 19, consistent with the more rural Jamul community character and fire access safety.
M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	Consistent. Parking lot areas for the Mixed-Use Site will be subject to future Site-specific Site Plans which will include storm water runoff requirements. The CEQA Drainage Study and Priority Development Project Storm Water Quality Management Plan for the Proposed Project Amendment anticipate development of parking lots and identified and sized biofiltration basins to accommodate flows from parking lots.
GOAL M-11	
Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.	
Policies	
M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	<p>Consistent. Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway which is designated on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the City of Chula Vista Greenbelt Master Plan.</p> <p>A 2.0-mile park-to-park loop and 2.0-mile perimeter trail network within Village 14 connect to the Community Pathway along Proctor Valley Road providing a link for bicyclists and pedestrians from residential areas to the neighborhood parks, private pocket parks, private swim club facilities and the Village Core, which includes the Mixed-Use Sites, Village Square private park, elementary school site and the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo. A 5-foot wide DG walkway along one side of the Private Rural Residential Roads provides a pedestrian network within Planning Area 19. Internal streets have been designed at lower design speeds and are planned to have a posted speed limit of 25 mph..</p>
M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with	<p>Consistent with General Plan Amendment. Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway as identified in the Otay Ranch GDP/SRP, the Jamul-Dulzura Community Trails and Pathway Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Master Plan.</p> <p>Internal to the Proposed Project Amendment, a park to park loop and perimeter trail pedestrian network connects to the Community Pathway providing bicyclists and pedestrians access to the two neighborhood parks, the Village Square</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

<p>areas for transit facilities, where appropriate and coordinated with the transit service provider.</p>	<p>private park located in the Village Core, three additional private parks, private pocket parks, two private swim club facilities and the Village Core, which includes the Mixed-Use sites, elementary school site, the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo. A 5-foot wide DG walkway along one side of the Private Rural Residential Road provides a pedestrian network within Planning Area 19.</p> <p>Design speeds have been reduced to increase pedestrian safety and traffic calming measures including roundabouts and intersection neckdowns are integrated into the Proposed Project Amendment to further enhance the pedestrian experience.</p> <p>Five roundabouts planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Bike circulation is provided off-street through the roundabout. Walkability and pedestrian safety to and around the elementary school site will be enhanced through implementation of traffic calming measures including roundabouts and intersection neckdowns. A “Safe routes to school” program may include implementation of additional features such as setback limit lines, non-slip sidewalks, pedestrian ramps, ADA compliant sidewalks and flashing yellow beacons/school warning signs. In addition, a Walking School Bus program may be established, in cooperation with the elementary school. The Specific Plan Amendment identifies the location of potential future transit stops within the Village Core, adjacent to the Mixed-Use Site and the P-1 Park.</p>
<p>M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.</p>	<p>Consistent. Bike lanes are planned on Proctor Valley Road, a County Mobility Element roadway. Further, a 10’ Community Pathway is also designed on the east side of the road as depicted on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Plan to provide a safe and continuous bicycle network between the City of Chula Vista and the eastern regions within south San Diego County. The multi-use Community Pathway is separated from the travel lanes by a landscaped parkway through the Village 14 Development Area and continuous post and rail/rope fencing between the Community Pathway and travel lanes through open space areas to provide a safe and continuous bicycle network between the City of Chula Vista and the community of Jamul.</p>
<p>M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan’s proposed trails and pathways.</p>	<p>Consistent. The Proposed Project Amendment includes a pedestrian network which includes multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County’s Community Trails Master Plan, Jamul-Dulzura Community Trails and Pathways Plan, the Otay Regional</p>

	Trail Alignment Study and the Chula Vista Greenbelt Master Plan.
GOAL M-12	
County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.	
Policies	
M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.	<p>Consistent. The Proposed Project Amendment includes a pedestrian network, including multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan, Jamul-Dulzura Community Trails and Pathways Plan and the Chula Vista Greenbelt Master Plan. In addition, the Specific Plan Amendment includes a trail staging area within the Village 14 core (P-1 Park) and easements for potential trail access in two locations within Planning Area 19.</p> <p>In addition to dedicating the Proctor Valley Road Community Pathway, the Proposed Project Amendment includes the paseo, the park to park loop and the perimeter trail pedestrian network within Village 14.</p>
M-12.2 Trail variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	<p>Consistent. The Proposed Project Amendment includes a pedestrian trail system comprised of a variety of trail experiences, including: the Community Pathway (Community Trails Master Plan (CTMP) Trail 52), a 10-foot wide D.G. Trail along Proctor Valley Road; a trail staging area within the P-1 Park; easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study; an internal park-to-park loop and perimeter trail connecting the single family neighborhoods to the public and private park system in Village 14, a paseo connecting the Village Green and Scenic public parks; and an informal D.G. walkway along one side of the Private Rural Residential Road within Planning Area 19.</p>
M-12.3 Trail Planning. Encourage trial planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.	<p>Consistent. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista in their capacity as Preserve Owner/Manager (POM). The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project Amendment. The Proposed Project Amendment includes the Community Pathway (CTMP Trail 52) a 10-foot wide D.G. Pathway along Proctor Valley Road. The Specific Plan Amendment also includes a trail staging area within the P-1 Park and easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study.</p>
M-12.4 Land Dedication for Trails. Require development projects to dedicate	<p>Consistent. The Proposed Project Amendment will dedicate a 10' Community Pathway, consistent with the County's</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

<p>and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.</p>	<p>Community Trail Master Plan, Jamul-Dulzura Community Trails and Pathways Plan and the Otay Valley Regional Park Trails Plan. This pathway is designed on the east side of Proctor Valley Road. The Proposed Project Amendment also reserves a trail easement east of Planning Area 19 in the RMP Preserve (subject to POM approval). The County, in conjunction with local jurisdictions and agencies, is preparing the “Otay Regional Trail Alignment Study,” which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project Amendment. The Proposed Project Amendment includes the Community Pathway (CTMP Trail 52), a 10-foot wide D.G. Pathway along Proctor Valley Road. The Specific Plan Amendment also includes a trail staging area within the P-1 Park.</p>
<p>M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.</p>	<p>Consistent. The Proposed Project Amendment includes the designation of 377.0 acres of RMP Preserve land which are connected to much larger network of open space and RMP Preserve land. The POM, in consultation with appropriate wildlife agencies and property owners, is responsible for controlling access to these trails as well as developing an overall trails plan for trails within the Otay Ranch RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project Amendment. In addition to dedicating the Proctor Valley Road Community Pathway, the Specific Plan Amendment also includes easements for potential access to trails within the Proposed Project Amendment, subject to the Otay Regional Trail Alignment Study.</p>
<p>M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.</p>	<p>Consistent with General Plan Amendment. The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project Amendment.</p>
<p>M-12.10 Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County’s biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.</p>	<p>Consistent with General Plan Amendment. The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project Amendment.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
CONSERVATION AND OPEN SPACE ELEMENT	
GOAL COS-1	
Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.	
Policies	
<p>COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.</p>	<p><i>Consistent.</i> The Proposed Project Amendment implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project Amendment is the designation of 377.0 acres of RMP Preserve land. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve system to be managed pursuant to the Otay Ranch RMP Preserve. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. RMP Preserve lands are consistent with the County MSCP Subarea Plan. The Proposed Project Amendment may be required to meet additional mitigation requirements. See Certified (16-19-006) S Biological Resources Technical Memorandum for Village 14 and Planning Areas 16/19 the Proposed Project Amendment (Dudek 2019) for additional details.</p> <p>Two open space corridors were expanded and extend through the Proposed Project Amendment Area to establish a valuable habitat connection between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.</p>
<p>COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.</p>	<p><i>Consistent with General Plan Amendment.</i> The Proposed Project Amendment development footprint is consistent with the Otay Ranch GDP/SRP. To minimize impacts related to the construction of public infrastructure, the Proposed Project Amendment implements the adopted 2-Lane Light Collector classification for Proctor Valley Road. By narrowing the Proctor Valley Road ROW, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized. Approximately 1,650 feet of Proctor Valley Road between South and Central Proctor Valley will provide a 100' buffer from the vernal pools located within City of San Diego "cornerstone" properties.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>Limited Building Zones (LBZ) are established on the private lots within Planning Area 19, which preclude structures where the required fuel management zones are not achievable. This provides an additional buffer between development and the RMP Preserve.</p>
<p>COS-1.3 Management. Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.</p>	<p>Consistent. The RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the Otay Ranch RMP Preserve Owner/Manager (POM). The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. A similar CFD funding mechanism will be formed by the County for the Proposed Project Amendment. Consistent with the RMP, the Proposed Project Amendment will convey RMP Preserve land at a ratio of 1.188 acres of RMP Preserve land for one acre of development area. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Proposed Project Amendment.</p> <p>To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD No. 97-2) formed within the City of Chula Vista, the only such fully funded and managed regional preserve within the MSCP Preserve system. A similar CFD funding mechanism will be formed by the County for the Proposed Project Amendment. Consistent with the RMP, the Proposed Project Amendment will convey RMP Preserve land to the POM at a ratio of 1.188 acres of RMP Preserve land for one acre of development area, less common use areas. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Proposed Project Amendment.</p>
<p>COS-1.4 Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.</p>	<p>Consistent. Otay Ranch, including the Otay Ranch RMP Preserve, was jointly planned by the County of San Diego and City of Chula Vista. The Otay Ranch RMP Preserve was designed to preserve the most sensitive habitat and species and create a regional reserve system connected by wildlife corridors. The Otay Ranch Resource Management Plan preservation standards meet or exceed most of the MSCP County Subarea Plan preservation standards. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the POM. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. The City of San Diego Site Development Permit process facilitates coordination and collaboration of planned MSCP facilities.</p> <p>Both the City of Chula Vista and City of San Diego will process site development permits for planned MSCP facilities, including Proctor Valley Road.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-1.6 Assemblage of Preserve Systems. Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.</p>	<p><i>Consistent.</i> The Otay Ranch Phase 2 Resource Management Plan requires that 1.188 acres of land must be conveyed to the Otay Ranch POM for every developable acre concurrent with final map approval. As such, development of Otay Ranch within the County of San Diego and City of Chula Vista, including the Proposed Project Amendment, ensures dedication of the Otay Ranch RMP Preserve system into public ownership at no cost to the public.</p>
<p>COS-1.7 Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.</p>	<p><i>Consistent.</i> The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD 97-2) formed by the City of Chula Vista, the only such fully funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Proposed Project Amendment. Through the Preserve Conveyance process outlined in the Phase 2 RMP, development of Otay Ranch ensures dedication of land within the Otay Ranch RMP Preserve system into public ownership at no cost.</p>
<p>COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.</p>	<p><i>Consistent.</i> Consistent with RMP requirements, the Preserve Edge Plan evaluates the design, function and intent for the 100' Preserve Edge, the outer-most 100' of development adjacent to the RMP Preserve. The Preserve Edge Plan also provides an Approved Plant List that limits the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.</p>
GOAL COS-2	
<p>Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.</p>	

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.</p>	<p><i>Consistent.</i> The Project Area is within the MSCP County Subarea Plan and is consistent with the limits of development in the MSCP County Subarea Plan and Otay Ranch GDP/SRP. The Proposed Project Amendment includes the designation of 377.0 acres of RMP Preserve land on-site. The Proposed Project Amendment's Preserve Obligation will be met by conveying acreage to the POM as part of the Otay Ranch 11,375-acre RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. Consistent with the Otay Ranch RMP Preserve lands are conveyed to the POM for permanent protection and management in conjunction with the approval of each final maps within Otay Ranch. The Proposed Project Amendment may be required to meet additional mitigation requirements. See Certified EIR (16-19-006) Section 4.1.4. Biological Resources and the Village 14 and Planning Area 19 Proposed Project Amendment Biological Resources Technical Memorandum (Dudek 2019), for additional details.</p>
<p>COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.</p>	<p><i>Consistent.</i> The MSCP County Subarea Plan Implementing Agreement identifies mitigation for Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan Amendment implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve land within Otay Ranch. The Village 14 development footprint has been designed to avoid impacts to coastal sage scrub, San Diego fairy shrimp and vernal pools and coastal sage scrub. Two open space corridors extend through the Proposed Project Amendment Area to establish habitat connections between the MSCP County Subarea Plan Preserve, the Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties."</p>
GOAL COS-3	
<p>Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.</p>	
Policies	
<p>COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.</p>	<p><i>Consistent.</i> The Proposed Project Amendment development footprint preserves the most sensitive wetlands onsite (the R-5 vernal pool complex) and provides a minimum 100' buffer. Further, by implementing the adopted alignment and 2-lane Proctor Valley Road, impacts to City of San Diego "Cornerstone" properties and wetlands are avoided and mitigation for residual impacts is provided.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-3.2 Minimize Impacts of Development. Require development projects to:	
<ul style="list-style-type: none"> Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and 	<p>Consistent. The Certified EIR (16-19-006) for the Approved Project includes mitigation for impacts on jurisdictional wetlands and water of the United States, as outlined in the Biological Technical Report and the Biological Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment.</p>
<ul style="list-style-type: none"> Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species. 	<p>Consistent. The Proposed Project Amendment avoids impacts to vernal pools, including any impacts associated with discharges, dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing. The Preserve Edge Plan establishes a plant palette for the 100' Preserve Edge which restricts the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.</p>
GOAL COS-4	
Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.	
Policies	
COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	<p>Consistent. Water conservation is maximized through implementation of strategies identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans include residential graywater and collection of rainwater techniques. The Proposed Project Amendment requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p>
COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	<p>Consistent. Water conservation is maximized through the preparation of a Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Proposed Project Amendment and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.</p>	<p><i>Consistent.</i> Stormwater filtration and/or infiltration facilities are not proposed within the Proposed Project Amendment due to low infiltration capacity of the surrounding ground. Biofiltration basins are proposed for pollutant treatment of storm water and will be equipped with impervious liner. There are no septic sewer systems anticipated within the Proposed Project Amendment.</p>
GOAL COS-5	
<p>Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.</p>	
Policies	
<p>COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.</p>	<p><i>Consistent.</i> Site design, drainage and biofiltration basin source control measures are proposed for the Proposed Project Amendment to aid in the reduction of pollutants and storm water runoff and intensity/volume. In addition, the park-to-park loop includes pervious pavement along the pedestrian facility. The Private Rural Roads within Planning Area 19 include a pedestrian walkway comprised of D.G. surface improvements. Residential driveways will also be pervious pavement, where appropriate.</p>
<p>COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.</p>	<p><i>Consistent.</i> The Proposed Project Amendment retains natural drainages in areas which are not impacted by development to the maximum extent practical to protect downslope areas.</p> <p>Drainage and urban runoff from the developed portions of the Proposed Project Amendment will drain to discharge locations via an internal storm drain system and will outlet to biofiltration basins which will address water quality and hydromodification prior to discharging into the downstream existing natural drainages.</p>
<p>COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.</p>	<p><i>Consistent.</i> First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into the downstream existing natural drainages. Runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses, including implementation of post-construction best management practices.</p>
GOAL COS-7	
<p>Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.</p>	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.</p>	<p><i>Consistent.</i> A project-specific Cultural Resources Technical Memorandum and Cultural Resources Report⁷ include a survey and evaluation program which concluded that no significant archaeological resources lie entirely within the Proposed Project Amendment Area. The report identified 21 cultural resources located wholly or partially in the ADI, including 14 archaeological sites, and seven isolates. Three sites were subject to evaluation excavations, while the other 18 were previously determined to be ineligible for listing in the CPHR or local register. No significant archaeological impacts to known archaeological resources were identified within the 1,139-acre survey area ADI.</p>
<p>COS-7.2 Open Space Easements. Require development to avoid archaeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.</p>	<p><i>Consistent.</i> As described above under Policy COS-7.1, no known significant archaeological resources are located within the Proposed Project Amendment Area. Nonetheless, mitigation measures, including installation of construction fencing and archaeological monitoring are recommended which would reduce potential inadvertent discoveries of known archaeological resources.</p>
<p>COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner</p>	<p><i>Consistent.</i> The project-specific Cultural Resources updated Technical Memorandum includes mitigation requiring the presence of a certified archaeologist during grading activity to ensure any important archaeological resources discovered are not lost or destroyed. Any such artifacts are required to be curated.</p>
<p>COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.</p>	<p><i>Consistent.</i> California Assembly Bill (AB52), which took effect July 1, 2015, establishes a consultation process between California Native American Tribes and lead agencies to address tribal concerns regarding project impacts to “tribal cultural resources” (TCR) and mitigation for such impacts. The Local and Tribal Intergovernmental Consultation process, embodied in Senate Bill (SB) 18, was signed into law in September of 2004 and took effect on March 1, 2005. SB 18 establishes responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes.</p> <p>The NAHC did not identify any resources in their Sacred Lands File and specifically recommended contacting the Campo Band of Diegueño Indians and provided a list of other tribal contacts which should be contacted regarding the Proposed Project Amendment.</p>

⁷ All references herein to the Cultural Resources Report prepared for the Approved Project also include the Cultural Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment was prepared by Dudek (2019).

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>For the Approved Project letters were sent to each of the contacts on May 16, 2016. To date, only the Jamul Indian Village has responded. In a letter dated December 12, 2016, the Tribe requested that it be informed of any resources discovered, and requested copies of reports, records searches, site records, and SLF search results. The Tribe also requested to participate in formal government-to-government consultation for the Project.</p> <p>On January 31, 2017, Dudek provided the Tribe with an update regarding the Adopted Project and that surveys and evaluations were being prepared. This was followed up by an on-site visit on September 12, 2017. This consultation meeting was attended by the County, the Applicant, Dudek and representatives of three Kumeyaay tribes: Santa Ysabel, Campo and Jamul.</p> <p>In addition to the contacts made by Dudek, the County conducted formal consultation with Native American representatives in the area. Tribal correspondence document can be found in Appendix D of the Cultural Resources Report for the Adopted Project.</p> <p>From a geographical perspective, each acre that comprises the Proposed Project Amendment's Development Footprint is located either within the Approved Project Development Footprint or within the EIR Land Exchange Alternative Development Footprint (i.e., no portion of the Proposed Project Amendment Development Footprint is outside the combined Approved Project and EIR Land Exchange Alternative Development Footprints). Therefore, no further consultation is required as no new or greater impacts to tribal cultural resources would occur under the Proposed Project Amendment.</p>
<p>COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.</p>	<p>Consistent. No human remains were found as part of the Archaeological research and site evaluations; however, the study includes a mitigation measure should human remains be discovered during construction of the Proposed Project Amendment. If any human remains are discovered, the property owner or his/her representative shall contact the County Coroner and the PDS staff archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or his/her representative to determine proper treatment and disposition of the remains.</p>
GOAL COS-9	
<p>Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.</p>	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	<i>Consistent.</i> The Paleontological Study ⁸ includes mitigation measures requiring the presence of a certified paleontologist during grading activity to ensure any important paleontological resources discovered are not lost or destroyed.
COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	<i>Consistent.</i> The Geotechnical Review of Preliminary Tentative Map and Grading Plan, Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment prepared by Advanced Geotechnical Services (AGS) (December 2019) determined that no unique geological features are present within the Proposed Project Amendment Area; therefore, no impacts to any such features would occur as a result of implementation of the Proposed Project Amendment.
GOAL COS-11	
Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	
Policies	
COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	<p><i>Consistent.</i> Scenic values extend through Proctor Valley. Views of the Arroyo, San Miguel and Jamul Mountains, as well as Upper Otay Reservoir support the classification of Proctor Valley Road as County-designated Scenic Highway. To protect this scenic resource, the Proposed Project Amendment includes design criteria regulating landscaping, building heights, and setbacks of buildings. Further, the alignment of Proctor Valley Road seeks to preserve significant outcroppings and landforms and preserve views to the Upper Otay Reservoir. With adoption of the Approved Project on June 26, 2019, the County adopted the same design criteria for Proctor Valley Road as a “Scenic Highway” which is implemented in the design of the Proposed Project Amendment.</p> <p>Five roundabouts are located at key neighborhood entries along Proctor Valley Road and create vista points through aesthetically pleasing designs that include specimen trees and low walls comprised of natural materials and colors, lighting and community signage. Due to surrounding hills and landforms, Proctor Valley is generally not visible from adjacent areas. However, primary views are generally from existing development within the City of Chula Vista.</p>

⁸ The Paleontological Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek December 2019) addresses paleontological resources associated with the Proposed Project Amendment.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.</p>	<p>Consistent with General Plan Amendment. Proctor Valley Road is County-designated Scenic Highway. The County adopted GPA 16-008 (2019) which included a reduced Proctor Valley Road width and minor realignment to avoid impacts to adjacent sensitive resources through Proctor Valley. A 10' Community Pathway is proposed along Proctor Valley Road, which connects with the regional trail system within the City of Chula Vista and Jamul to the north.</p>
<p>COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</p> <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks 	<p>Consistent. The Proposed Project Amendment includes design criteria regulating landscaping, building heights, and setbacks of buildings. The Development Regulations and Zoning requires Parcel-specific Site Plan review prior to building permit issuance. The Village 14 Design Plan establishes guidelines to create a cohesive vision for Village 14. Site planning within the Village Core District is comprised preparation of Site-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the Mixed-Use Site).</p> <p>The Planning Area 19 Design Guidelines establish guidelines for the architectural design of homes and ancillary structures, fencing, landscaping and grading.</p> <p>Proctor Valley Road is designed to avoid impacts to areas designated RMP Preserve in the Proposed Project Amendment. Development adjacent to the road, on the east and north sides, is buffered by landscaped slopes. Where the Proposed Project Amendment is adjacent to undeveloped open space areas, views to the San Miguel and Jamul Mountains are provided.</p> <p>The Village Core is centrally located within the natural valley floor. The largest lots are planned along the perimeter of the Proposed Project Amendment Area, adjacent to RMP Preserve areas.</p> <p>Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact.</p>
<p>COS-11.7 Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.</p>	<p>Consistent. Utilities are planned to be undergrounded within the Proposed Project Amendment to maintain view-sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. Existing power line traversing the Proposed Project Amendment Area will remain in place.</p>
GOAL COS-12	
<p>Preservation of Ridgelines and Hillsides. Ridgelines and steep hillsides that are preserved for their character and scenic value.</p>	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	<i>Consistent.</i> Topography on site ranges from gently sloping terraces to moderately steep existing natural slopes approaching 1:1 (horizontal to vertical) slope inclinations. The Proposed Project Amendment Area is proposed at lower density one-acre average estate lots, consistent with rural and semi-rural designations and does not impact steep slopes or ridgelines. Many steep slopes remain in the RMP Preserve.
COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.	<i>Consistent.</i> The Proposed Project Amendment is consistent with areas designated for both development and preservation in the Otay Ranch GDP/SRP and Otay Ranch RMP. Steep slope resources are preserved consistent with the Otay Ranch RMP standard to preserve 83% of steep slopes Otay Ranch-wide.
GOAL COS-13	
Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories.	
Policies	
COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	<i>Consistent.</i> The Village Design Plan and Design Guidelines require that lighting be shielded downward such that no light is transmitted across a property line and utilize low watt bulbs or LED lighting. The Preserve Edge Plan further restricts lighting adjacent to the Preserve to reduce indirect lighting impacts and comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, Light Pollution Code.
GOAL COS-14	
<p>Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6]</p> <p><i>[Note: The Proposed Project Amendment is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Proposed Project Amendment would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the subject portions of Village 14 and Planning Areas 16/19. Further, the Proposed Project Amendment includes a balanced mix of residential and resident-serving uses, all while benefiting from the overarching community structure established by the Otay Ranch GDP/SRP for the Otay Ranch planned community.]</i></p>	
Policies	
COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	<i>Consistent.</i> The Proposed Project Amendment locates school and park uses in proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. Bike lanes and the Community Pathway as well as the internal park to park loop and perimeter trail system within Village 14 and a DG walkway within Planning Areas 19 provide alternative travel modes to reduce emissions.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.</p>	<p>Consistent. The Proposed Project Amendment has a mix of land uses including a centrally located Village Core comprised of an elementary school site, Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, the Village Square private park, Mixed-Use Sites and a public safety site. Pocket pedestrian parks are distributed through residential neighborhoods in Village 14 to provide convenient access to active and passive recreation facilities. Bike lanes, the Community Pathway and the internal park-to-park loop and perimeter trail network connect these uses and provide alternative travel modes to reduce emissions. In addition, 5-foot wide DG walkway is provided along one side of the Rural Residential Roads within Planning Area 19. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.</p>
<p>COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.</p>	<p>Consistent. The Specific Plan Amendment includes both an Energy Conservation Plan (see Appendix 3) and a Water Conservation Plan (see Appendix 6). The Energy Conservation Plan identifies the suite of regulatory standards and project design features that reduce the energy demands of, and corresponding emissions from, the following Project-related sources: (a) energy (i.e., the built environment); (b) mobile (i.e., light-duty cars and trucks); (c) water and wastewater; (d) solid waste; and, (e) construction.</p> <p>The Proposed Project Amendment includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of 10 Level 2 EV charging stations are to be installed with the parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County.</p> <p>See Specific Plan Amendment, Chapter VI. H. Wireless Facility Implementation, regarding the siting of wireless facilities within the Proposed Project Amendment.</p> <p>The Water Conservation Plan, among other things, separately requires a complementary reduction in outdoor water usage through compliance with the Model Landscape Ordinance. The Water Conservation Plan also includes Grey Water and Rainwater Harvesting measures.</p> <p>The Proposed Project Amendment designates approximately 377.0 acres of RMP Preserve onsite. The Proposed Project Amendment’s Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16.</p>

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Together, and when combined with other land use design elements of the Specific Plan Amendment, both the Energy Conservation Plan and Water Conservation Plan ensure that the Project Proposed Amendment will result in sustainable development.
COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.	Consistent. As provided in the Energy Conservation Plan (see Specific Plan, Appendix 3), the Proposed Project Amendment has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.
COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.	Consistent. As provided in the Energy Conservation Plan (see Specific Plan, Appendix 3), the Proposed Project Amendment will incorporate solar panels on single family residences to offset 100% of the electrical energy usage of those residences consistent with the Certified EIR (16-19-006), PDF-AQ/GHG-2). Additionally, at a minimum, the Proposed Project Amendment's non-residential land uses shall achieve a 10% greater building energy efficiency than required by the California Energy Commission's 2016 Title 24 standards (Certified EIR, (16-19-006), PDF-AQ/GHG-3. All swimming pool design plans also shall demonstrate that pools located at the Proposed Project Amendment's private recreation centers are designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency (Certified EIR (16-19-006), PDF-AQ/GHG-5).
COS-14.9 Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.	Consistent. Please see discussion of COS-14.7 above for a discussion of the Proposed Project Amendment's renewable energy commitments. Additionally, the Energy Conservation Plan (see Specific Plan, Appendix 3) sets forth relevant regulatory standards and project design features that equate to best available control technologies and practices for purposes of reducing the emissions of GHGs and air pollutants. Certified EIR (16-19-006), Section 2.3, Air Quality, and Section 2.7, Greenhouse Gas Emissions, of the set forth numerous project design features and mitigation measures that are consistent with industry-accepted best practices for the control of air pollutants and GHG emissions. The Proposed Project Amendment includes the same project design features and mitigation measures, as described in the Air Quality Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment and the Greenhouse Gas Emissions Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek 2019). Examples include, but are not limited to the following Certified EIR (16-19-006) Mitigation Measures: the use of Tier 4 construction equipment (M-AQ-1, M-AQ-4); the use of electrical powered equipment (M-AQ-6); Zero Net Energy residences (PDF-AQ/GHG-2); energy

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	improvement standards for non-residential buildings (PDF-AQ/GHG-3); Energy Star appliances (PDF-AQ/GHG-4); solar hot water heating for swimming pools at the private recreation centers (PDF-AQ/GHG-5); electric vehicle charging stations (PDF-AQ/GHG-10); and, a comprehensive TDM Program (PDF-TR-1).
<p>COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.</p>	<p><i>Consistent.</i> The Energy Conservation Plan (see Specific Plan Amendment, Appendix 3) identifies, as relevant project design features, the use of alternative fuels and electric and hybrid equipment during the Proposed Project Amendment's construction phase where feasible.</p> <p>Additionally, Section 2.3, Air Quality, of the Certified EIR (16-19-006) sets forth numerous mitigation measures. The Proposed Project Amendment includes the same mitigation measures has described in the Air Quality Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment and the Greenhouse Gas Emissions Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek 2019) to minimize the emissions of air pollutants and GHGs associated with construction equipment. For example, the Proposed Project Amendment is required to implement the following mitigation measures from the Certified EIR (16-19-006): to utilize Tier 4 or better diesel engines in the construction fleet (M-AQ-1 and M-AQ-4); on-site electrical hook-ups are to be provided to reduce the need for electric generators and fuel-powered equipment (M-AQ-6); and, all construction equipment shall be outfitted with best available control technology devices certified by the California Air Resources Board (M-AQ-7).</p>
<p>COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.</p>	<p><i>Consistent.</i> The Fire Protection Plan establishes a 100' Fuel Modification Zone around the perimeter of the Proposed Project Amendment. The Approved Plant List, FPP, Appendix H, for this FMZ includes drought tolerant, locally sourced native vegetation.</p>
<p>COS-14.12 Heat Island Effect. Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees.</p>	<p><i>Consistent.</i> The Proposed Project Amendment includes street-adjacent parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site Plans for the Mixed-Use Sites will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.</p>
GOAL COS-15	
<p>Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.</p>	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.</p>	<p><i>Consistent.</i> The Specific Plan Amendment’s Energy Conservation Plan (see Appendix 3) identifies the regulatory standards that will govern development of the Proposed Project Amendment’s built environment, including the California Building Code’s Title 24 Building Energy Efficiency Standards and California Green Building Standards. The Proposed Project Amendment also would exceed existing code requirements through the installation of energy-efficient residential appliances, exterior electric outlets, and on-site renewable energy that offsets 100% of the electrical energy usage of single-family residences. Please see PDF-AQ/GHG-1 through PDF-AQ/GHG-10, and PDF-UT-1 through PDF-UT-5 in the Certified EIR (16-19-006) for examples of various “beyond code” design and construction elements of the Proposed Project Amendment.</p>
<p>COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.</p>	<p><i>Consistent.</i> Please see discussion of COS-15.1 above. As discussed therein, the Specific Plan Amendment’s Energy Conservation Plan (see Appendix 3) includes project design features that exceed the requirements of Title 24.</p>
<p>COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.</p>	<p><i>Consistent.</i> The Specific Plan Amendment’s Energy Conservation Plan (see Appendix 3) and Certified EIR (16-19-006) Section 2.3, Air Quality, and the Air Quality Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek 2019) identify the regulatory standards and project design features that will minimize the Proposed Project Amendment’s impacts to air quality.</p> <p>In addition, the Certified EIR (16-19-006), Section 2.3, Air Quality, identifies numerous mitigation measures. The Proposed Project Amendment includes the same mitigation measures as described in the Air Quality Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek 2019), including, applicable mitigation measures for construction and operational phases that reduce the Proposed Project Amendment’s impacts to air quality to the extent feasible.</p>
GOAL COS-17	
<p>Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.</p>	
Policies	
<p>COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.</p>	<p><i>Consistent.</i> The Proposed Project Amendment will comply with the County’s Solid Waste Recycling Ordinance. Accordingly, refuse collection service to the Proposed Project Amendment’s residential and non-residential uses will include separate collection of recyclable and non-recyclable solid waste, and green waste.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	<i>Consistent.</i> Other than one existing metal structure, no demolition is planned as part of the Proposed Project Amendment as no other structures currently exist within the Proposed Project Amendment Area. The Proposed Project Amendment will comply with the County's Construction and Demolition Waste Recycling Ordinance ensuring that excess/waste construction materials are recycled in accordance with the County's minimum diversion requirements as contained in their ordinance.
COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.	<i>Consistent.</i> The Proposed Project Amendment will include space within garages or in side-yard setbacks for recycling containers.
GOAL COS-19	
Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	
Policies	
COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.	<i>Consistent.</i> The Specific Plan Amendment's Water Conservation Plan (see Appendix 6) requires a reduction in outdoor water usage through compliance with the County's Water Conservation in Landscaping Ordinance No. 10032 and the Water Efficient Landscape Design Manual. In addition, compliance with the California Green Building Code will further reduce indoor water usage. The Proposed Project Amendment also includes a drought-tolerant and water-efficient plant palette to minimize irrigation needs along landscaped parkways and manufactured slopes. (Please also see the related discussion in the Specific Plan Amendment's Energy Conservation Plan (see Appendix 3).) The HOA will be responsible for implementation of required water conservation measures in common landscaped areas, include private parks and swim clubs.
COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. A permit is required from the County Department of Environmental Health for the use of recycled water. ¹⁶	<i>Consistent.</i> The Proposed Project Amendment Area is situated above Upper Otay Reservoir and therefore, is not proposing to use recycled water. The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs.
GOAL COS-20	
<p>Governance and Administration. Reduction of local GHG emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006. (As adopted in 2011.)</p> <p>Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006, as amended by Senate Bill 32 (as amended, Pavley. California Global Warming Solutions Act of 2006: emissions limit). (As amended in 2018.)</p>	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>Consistent. The Proposed Project Amendment would reduce GHG emissions contributing to global climate change, thereby helping the County help the state meet the statewide reduction targets established by AB 32 and SB 32, neither of which apply directly to the Proposed Project Amendment. Consistent with recommendations in the 2017 Scoping Plan, which is the blueprint for how the state will meet its SB 32 targets, the Proposed Project Amendment has committed to offset all of its GHG emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the 30-year life of the Proposed Project Amendment through: (i) implementation of a suite of on-site reduction strategies, which will reduce the Proposed Project Amendment’s CO₂e emissions by approximately 27%, and (ii) the purchase of off-site carbon offsets, which will reduce to zero the Proposed Project Amendment’s remaining CO₂e emissions. (The 27% emissions reduction attributable to on-site strategies reflects implementation of PDF-AQ/GHG-1 through PDF-AQ/GHG-5 and PDF-TR-1, as well as landscaping/vegetation plans. This emissions reduction estimate does not reflect implementation of PDF-AQ/GHG-6 through PDF-AQ/GHG-10, which conservatively serves to underestimate emissions reductions that will follow from the Proposed Project Amendments’s on-site emission reduction strategies.)</p> <p>Section 8.4.5, <i>Thematic Response - Use of Carbon Offsets</i>, of the Certified EIR 16-19-006, includes additional information regarding the County’s interpretation of this General Plan Goal. As provided therein, the County did not intend for and does not interpret this Goal as requiring that projects achieve all identified GHG reductions locally, i.e., within the boundaries of the County of San Diego. To the contrary, the Goal imposes no restriction on the use of all available measures to reduce GHG emissions.</p> <p>Because of the scientific basis for global climate change, which recognizes that a metric ton of carbon dioxide equivalents is not directly linked to localized effects, the County – like many other agencies with expertise in the field – has determined that the reduction of GHG emissions in off-site locations (including those outside the County boundary) serves to effectively reduce, minimize and avoid the effects of global climate change. Indeed, the County has permitted land use development projects to offset their GHG emissions by purchasing out-of-County offsets since 2013. Under CEQA, the County has a duty to impose all feasible mitigation measures to address a significant impact. Requiring project applicants with projects that have a cumulatively considerable contribution to climate change, even after implementing all feasible on-site mitigation, to purchase offsets from within and outside the County to reduce such impacts is consistent with and implements this CEQA requirement.</p> <p>The County’s use of offsets as a recognized GHG reduction tool is consistent with numerous State laws and policies that also recognize carbon offsets as a GHG reduction tool, including (i) CEQA Guidelines Section 15126.4(c); (ii) the California Air Resources Board’s 2017 Scoping Plan, including Appendix B thereto; (iii) the California Air Resources Board’s approval of AB 900 projects, which are designated “environmental leadership development projects” following a determination that such projects achieve a no net increase level in GHG emissions and meet other requirements; and, (iv) AB 32 and SB 32, as codified in the California Health & Safety Code, which authorize the use of market-based compliance mechanisms, such as offset transactions.</p> <p>The County’s interpretation of this Goal as not limiting the use of all available GHG reduction tools allows the County to meet its GHG reduction objectives while also satisfying those policies in the General Plan which require the County to plan for the anticipated housing demand within its jurisdictional boundaries. It is well recognized that the San Diego region is experiencing a housing crisis and a shortage of attainable, workforce housing. The Proposed Project Amendment furthers implementation of the Otay Ranch GDP/SRP, providing a needed mix of housing product types to serve the County’s residents. In this regard, the Proposed Project Amendment provides residential housing opportunities that have been planned for and expected since approval of the Otay Ranch GDP/SRP in 1993 – to halt delivery of those units would conflict with the County’s planning framework for the creation of the requisite housing opportunities.⁹</p>

⁹ For purposes of the 2010 to 2020 planning period, the California Department of Housing and Community Development (HCD) advised SANDAG that the land use jurisdictions within its region needed to provide 161,980 housing units across a mix of income categories. (See https://www.sandag.org/uploads/projectid/projectid_189_13279.pdf.) Of this total, and as discussed in the Housing Element of the County’s General Plan, 22,412 housing units were assigned to the County’s

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>COS-20.1 Climate Change Action Plan. Prepare, maintain, and implement a climate change action plan with a baseline inventory of GHG emissions from all sources; GHG emissions reduction targets and deadlines, and enforceable GHG emissions reduction measures. (As adopted in 2011.)</p> <p>Prepare, maintain, and implement a Climate Action Plan for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5. (As amended in 2018.)</p>	<p><i>Not Applicable.</i> This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project Amendment. The County's Climate Action Plan, adopted in February 2018, currently is the subject of pending judicial proceedings. As provided in the Certified EIR (16-19-006), Section 8.4.6, Thematic Response – CAP Consistency, CEQA Guidelines Section 15064.4 does not require a lead agency to have an adopted climate action plan in order to evaluate and determine the impacts of a proposed project under CEQA.</p>
<p>COS-20.2 GHG Monitoring and Implementation. Establish and maintain a program to monitor GHG emissions attributable to development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives.</p>	<p><i>Not Applicable.</i> This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project Amendment. That being said, it is noted that Proposed Project Amendment-related construction and operational emissions were estimated and are disclosed the Greenhouse Gas Emissions Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, in furtherance of the County's CEQA compliance obligations.</p>

unincorporated areas. During the hearing on the County's Climate Action Plan in February 2018, Board Chair Gaspar underscored the County's obligation to meet its regional housing need allocation and noted that – eight years into the 2010 to 2020 planning period – the County had only issued building permits for 4,644 of its required 22,412 units.

In July 2018, HCD provided SANDAG with its regional housing needs for the 2020 to 2029 planning period, which has increased from 161,980 housing units to 171,685 housing units, again across a mix of include categories. (See https://www.sandag.org/uploads/projected/projectid_189_24169.pdf). SANDAG has not yet allocated that total for the 2020 to 2029 planning period to the individual land use jurisdictions in the region; however, the increase in the total unit count is highly concerning due to the region's inability to meet the existing (let alone projected) demand for housing during the 2020 to 2029 planning period.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-20.3 Regional Collaboration. Coordinate air quality planning efforts with federal and State agencies, SANDAG, and other jurisdictions.</p>	<p><i>Not Applicable.</i> This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project Amendment. That being said, it is noted that the Proposed Project Amendment is part of the Otay Ranch GDP/SRP and, as such, has long been the subject of regional collaboration between the County of San Diego, City of Chula Vista and SANDAG. For example, as discussed in Table 2.7-12, San Diego Forward: The Regional Plan Consistency Analysis, of the Certified EIR (16-19-006), the Otay Ranch GDP/SRP planning area has benefited from extensive inter-agency coordination in the area of transit development. The collaboration has resulted in the identification of no less than five transit stops within the planning area as part of the South Bay Bus Rapid Transit (BRT) system, and the development of conceptual plans for a “mobility hub” at the Otay Ranch Station.</p>
<p>COS-20.4 Public Education. Continue to provide materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and approaches for sustainable development and reduction of GHG emissions.</p>	<p><i>Not Applicable.</i> This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project Amendment. That being said, it is noted that the Proposed Project Amendment would provide educational materials to its residents. For example, PDF-AQ/GHG-7 in the Certified EIR (16-19-006) requires the distribution of information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to new homebuyers prior to the issuance of Certificates of Occupancy for new homes. Further, under Certified EIR (16-19-006), PDF-TR-1, the Proposed Project Amendment’s Transportation Demand Management (TDM) Program would benefit from the designation of a coordinator responsible for marketing the Program to the Proposed Project Amendment’s residents.</p>
GOAL COS-21	
<p>Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.</p>	

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.</p>	<p>Consistent. The Specific Plan Amendment Parks, Recreation, Open Space, Preserve and Trails Master Plan includes 21.8 acres of public and private park land, including two public parks, ranging in size from 3.9 acres to 6.2 acres. Private park facilities include two swim clubs, the Village Square private park located in the Village Core, three additional private parks and pocket parks located within residential neighborhoods within Village 14. An 8-foot wide meandering paseo connects the Village Green and Scenic public parks within the Village 14 Core. The public and private park system provides a variety of recreational experiences, including active sport courts (soccer, basketball, pickleball), parkour stations, open turf areas, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a swim clubs with dining areas, outdoor game areas. In addition, the Proposed Project Amendment provides the 4.5-mile Community Pathway along Proctor Valley Road and a 2.0-mile internal park to park loop and 2.0-mile perimeter trail pedestrian network which connects all the public and private parks. In addition, a D.G. walkway is planned along one side of the Private Rural Residential Road within Planning Area 19, providing a pedestrian network through the single-family neighborhood.</p>
<p>COS-21.2 Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of the community.</p>	<p>Consistent. The Village Core is centrally located in the “heart” of the Proposed Project Amendment. The Village Core includes the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo. These recreation facility are adjacent to the planned elementary school site. In addition, private recreational facilities and pocket parks are planned to provide parks and recreation facilities within walking distances of all residences in Village 14.</p>
<p>COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.</p>	<p>Consistent. The Proposed Project Amendment provides a 4.5-mile Community Pathway along Proctor Valley Road and a 2.0-mile internal park to park loop and 2.0-mile perimeter trail within Village 14. Village 14 provides park facilities within ½ mile of all residential neighborhoods. The park to park loop provides a connection between the parks and the Community Pathway. The 5-foot wide DG walkway along one side of the Private Rural Residential Road within Planning Area 19 provides a pedestrian network within the single-family neighborhood. In addition, bike lanes are provided on Proctor Valley Road to provide a west to east connection.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – HOUSING ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL H-1	
<p>Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.</p>	
Policies	
<p>H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.</p>	<p><i>Consistent.</i> The Specific Plan Amendment includes a mix of lot sizes, including 10 single family lot sizes, detached courtyard homes and a site planned to accommodate attached multi-family homes within Village 14. Planning Area 19 includes one-acre average estate lots. See H-1.7 for additional details.</p>
<p>H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sites</p>	<p><i>Consistent.</i> As a Specific Plan Area, the Proposed Project Amendment includes 10 single family lots sizes, which are anticipated to accommodate approximately of 23 varied single-family plans. Lot sizes range from 4,250 sq. ft. to 7,500 square feet within Village 14. Village 14 also includes a site planned for detached courtyard homes and a site planned for attached multi-family homes with a density 11.8 dwelling units per acre, which may include eight unique floorplans. Planning Area 19 includes thirteen one -acre average estate lots.</p> <p>In addition to the diversity of single-family homes, the Mixed-Use sites are planned to accommodate up to 10,000 sq. ft. of retail/commercial uses providing a unique building type and style.</p> <p>The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.</p>
<p>H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.</p>	<p><i>Consistent.</i> Refer to H-1.7 for additional details. The variety of lot sizes and single-family product choice provides a wide range of choices for potential homebuyers. Gated communities within Village 14 create a unique setting for single family neighborhoods. The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL S-3	
Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	
Policies	
<p>S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.</p>	<p>Consistent. The Proposed Project Amendment has been designed to comply with the County’s Fire Code, the County Subdivision Ordinance, and the County’s Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinklers systems and comply with the California Building Code, Chapter 7A. Buildings will be limited to 2-stories, with exceptions for towers and architectural elements. Buildings along the perimeter of the Proposed Project Amendment will be protected by a minimum of 100 feet of defensible space (100’ Fuel Modification Zone) and fire-rated perimeter walls. In addition to the 100’ Fuel Modification Zone, a wet zone between structures and rear property lines is required.</p> <p>The Proposed Project Amendment designates Open Space Lot OS-22 in Central Village 14 an FMZ Special Management Area. This FMZ Special Management Area is managed consistent with the fuel modification requirements of Zone 2 and will be maintained on a regular basis along with Zones 1 and 2, with a focus on removal of prohibited plant species and dead and dying plant material.</p> <p>Fuel Modifications Zones within Planning Area 19 will be specifically sited based on building location. The Proposed Project Amendment also includes an onsite fire station and sheriff’s substation, as well as an off-site Otay Water District 980 Zone water reservoir.</p>
<p>S-3.2 Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.</p>	<p>Consistent. The Fire Protection Plan and the Fire Protection Technical Memorandum – Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment include mapping fire environment risk analysis, including fire behavior modeling to assist in estimating the necessary defensible space, including areas where the terrain or topography affect a structure’s susceptibility to wildfire. Flame lengths were modeled under worst case conditions at 31 feet. Buildings along the perimeter will be protected by a minimum of 100 feet of defensible space. This 100’ fuel modification zone will be planned and managed to reduce fire intensity, slow fire spread, and minimize the spread of flames into/from the Proposed Project</p>

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Amendment Area. The plant palette has been reviewed and approved by a wildfire specialist. The Fire Protection Plan includes restrictions on plant height and spacing in the fuel medication zone to further minimize the spread of flames. In Planning Area 19, a Limited Building Zone (LBZ) has been established for each lot that borders open space/conservation areas to limit where buildings may be constructed on the larger lots by excluding their positioning within 100 feet of open space areas.
S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	Consistent. The Proposed Project Amendment has been designed to achieve a careful balance between protecting wildlife corridors and linkages and minimizing the potential for wildland fires to penetrate the developed areas. Development is concentrated in two major areas with no significant sources of flammable vegetation internal to these development areas. The HOA-maintained landscaping complies with the approved plant list for urban-wildland areas and the CC&Rs will require private yard landscape to comply with this plant list as well. Within Planning Area 19, a temporary FMZ has established 100' from the graded pad area. The FMZ will be further refined at the building permit, when the house is sited on the lot. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.
S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	Consistent. The Proposed Project Amendment includes a public safety site which is anticipated to house a future onsite fire station and sheriff's storefront facility. The Fire Protection Plan calls for a temporary onsite fire station to serve the projects' initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.</p>	<p>Consistent. A Wildland Fire Evacuation Plan (Certified EIR (16-19-006), Appendix 3.1.1-3) was prepared for the Approved Project. The Proposed Project Amendment is consistent with the plan as it includes seven fully improved access points along Proctor Road, a backbone roadway connecting neighborhoods connecting the Proposed Project Amendment's neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. Proctor Valley Road completes the regional connection between the City of Chula Vista and the community of Jamul. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Residential Collector Streets without driveways or homes fronting provide wider travel lanes to accommodate evacuation routes.</p>
<p>S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p>	<p>Consistent. The Proposed Project Amendment has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and comply with California Building Code, Chapter 7A. Buildings will be limited to 2-stories, with exceptions for towers and architectural elements. Buildings along the perimeter of the Project Area will be protected by a minimum of 100 feet of defensible space. This 100-foot fuel modification zone will be landscaped to protect against the spread of flames into the project. The plant palette has been reviewed and approved by a wildfire specialist. The Proposed Project Amendment also includes an onsite fire station and Sheriff's storefront facility, as well as an Otay Water District 980 Zone water reservoir. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Backbone spine roads without driveways or homes fronting on these roads are widened roads to accommodate evacuation routes. Access to off-site properties adjacent to Proctor Valley Road is provided via driveway access directly from Proctor Valley Road. See Wildland Fire Evacuation Plan (Certified EIR (16-19-006) Appendix 3.1.1-3).</p>

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Within Planning Area 19, a temporary FMZ has established 100' from the graded pad area. The FMZ will be further refined at the building permit level, when the homes are sited on individual lots. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.
S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	Consistent. Buildings will be designed with automatic fire sprinklers and will comply with California Building Code, Chapter 7A, as well as the County Fire Code.
GOAL S-6	
Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	
Policies	
S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	<p>Consistent. The Specific Plan Amendment includes the Overview of Water Service facility plan, which addresses fire flow requirements necessary to serve the Proposed Project Amendment, as discussed further in the FPP. The phasing and financing of water facilities are addressed in the PFFP.</p> <p>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on January 3, 2018 and updated the WSAV for the Approved Project on _____ for the Proposed Project Amendment. This report, prepared by the Otay Water District, ensures that the Specific Plan Amendment's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	<i>Consistent.</i> The Proposed Project Amendment includes a public safety site which is anticipated to house a future onsite fire station. The Applicant will be required to pay the County Fire Mitigation Fee. The Applicant has entered into a project-specific Fire Protection and Mitigation Term Sheet (June 24, 2019) that determines the Proposed Project Amendment's fair share of fire station construction and maintenance and operations costs necessary to serve the Proposed Project Amendment.
0	<i>Consistent.</i> The Fire Protection Plan calls for a temporary onsite fire station to serve the projects initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met. Although out of the direct protection area, the neighboring fire agency, City of Chula Vista Fire Department, has resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement.
S-6.5 Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development	<i>Consistent.</i> Prior to recordation of the first final map, the Project Applicant will enter into a Fire Services Agreement consistent with the terms of the Fire Protection and Mitigation Term Sheet (June 24, 2019) between the Project Applicant and SDCFA.
0	
Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	
S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	<i>Consistent.</i> The Silver Strand section of the Newport-Ingelwood-Rose Canyon Fault Zone located approximately 15 miles to the west is the closest known active fault to the Proposed Project Amendment Area. The La Nacion Fault, a potentially active fault, is located approximately 6 miles to the west.

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.</p>	<p><i>Consistent.</i> No unusual climatic, geologic, or seismic conditions on or near the Project Area exist to warrant building code, engineering standards, or construction methods in excess of California Building Code requirements, County building codes and land use regulations, and other formally established and conventional engineering and design standards and practices.</p>
GOAL S-10	
<p>Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.</p>	
<p>S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.</p>	<p><i>Consistent.</i> The Stormwater Management Plan for Proposed Project Amendment was prepared to address LID, hydromodification management and other measure to minimize stormwater impacts on drainage and flood control facilities. Storm water facilities have been designed in accordance with the County's BMP requirements for permanent site design, stormwater treatment, and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants prior to discharging into the downstream natural conveyance channels.</p>
<p>S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.</p>	<p><i>Consistent.</i> The Priority Development Project Stormwater Management Plan for Village 14 and Planning Area 16, Proposed Project Amendment identifies necessary facilities required both on and off-site to drain the Proposed Project Amendment and avoid impacts due to storm water runoff. Runoff from the developed portion of the Proposed Project Amendment will drain to the Upper Otay Reservoir via Proctor Valley. The runoff from the 85th percentile storm will be treated by eight (8) biofiltration basins and two (2) proprietary compact biofiltration units (Modular Wetland Units) located adjacent to Proctor Valley Road and northwest of Jamul Creek.</p> <p>The proposed basins will be engineered to serve for both water quality treatment control and hydromodification purposes. The basin sizes, composition and riser structures are to be designed by the Project Design Engineer to comply with flow control requirements of the MS4 Permit. Implementing flow control hydromodification</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>requirements will minimize the potential of storm water discharges from the MS4 from causing altered flow regimes and excessive downstream erosion in receiving waters. For San Diego area watersheds, the range of flows that result in increased potential for erosion or degraded instream habitat down-stream of Priority Development Projects shall be based on the Final HMP mentioned above. For the Proposed Project Amendment, this range of flows was determined to be 0.1Q2 to Q10.</p> <p>The BMPs were selected based on their effectiveness for pollutant removal and ability to also be utilized for flow control. Additionally, pre-treatment BMPs will be installed upstream of the larger biofiltration basins, on an as needed basis, in order to prevent trash and larger pollutants from entering the basins.</p>
<p>S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.</p>	<p>Consistent. The CEQA Drainage Study has been prepared for the Proposed Project Amendment in accordance with the County of San Diego Hydrology and Hydraulic Design Manuals to minimize adverse impacts on the surrounding area. The Proposed Project Amendment currently and ultimately drains into the Upper Otay Reservoir. Natural runoff from most areas north of the Proposed Project Amendment will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly to Proctor Valley and the Upper Otay Reservoir, and not comeingle with runoff from the development until downstream of the proposed biofiltration basins (after low flows from the development have been treated). The onsite storm drains which conveys developed flows will be routed through a biofiltration basin prior to discharging into Proctor Valley. Increased peak flows to Proctor Valley and both the Upper and Lower Otay Reservoirs due to the development will be accepted by the City of San Diego on the condition that the quality of runoff is acceptable, and the Source Protection Guidelines for New Development are used to address water quality matters.</p>
GOAL S-12	
<p>Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.</p>	

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.	<i>Consistent.</i> The Proposed Project Amendment includes an onsite public safety site which is anticipated to house a future Sheriff's storefront facility.
GOAL S-13	
Safe Communities. Law enforcement facilities and services that help maintain safe communities.	
Policies	
S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	<i>Consistent.</i> The Proposed Project Amendment includes a public safety site which is anticipated to house a Sheriff's storefront facility. (See S-12.1 above)
S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	<i>Consistent.</i> The Proposed Project Amendment includes a public safety site which is anticipated to house a Sheriff storefront facility. As an alternative, the Sheriff's facility may be located in the commercial/retail Mixed Use Sites.
GOAL S-14	
Crime Prevention. Crime prevention through building and site design.	
Policies	
S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	<i>Consistent.</i> The internal streets within the Proposed Project Amendment have been designed to connect to and through the neighborhoods rather than end in cul-de-sacs. The Proposed Project Amendment is bisected by a Circulation Element public road (Proctor Valley Road) that connects the four major development phases. Finally, the Proposed Project includes Amendment seven fully improved community access points along Proctor Valley Road. Public parks and other facilities are situated along Proctor Valley Road for easy access and visibility.
S-14.2 Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime.	
Examples of design features include the following:	

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<ul style="list-style-type: none"> • Avoiding landscaping that might create blind spots or hiding places • Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets • Designing streets to discourage cut-through or high-speed traffic • Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas • Installing walkways in locations safe for pedestrians • Designing lots, streets, and homes to encourage interaction between neighbors • Including mixed land uses that increase activities on the street 	<p>Consistent. The street network has been designed in accordance with County Public Road Standards which incorporate public safety and includes separate bicycle and pedestrian access design considerations. Neighborhoods are designed to promote connectivity and interaction with other neighborhoods. Public and private park and recreation facilities are located central to neighborhoods to enhance visibility and deter crime. Monument/signage will mark primary community entries, backbone circulation system, and neighborhood entrances. Landscaping and street lighting will be designed to enhance pedestrian safety and deter crime. The Proposed Project Amendment includes seven primary and one secondary gated neighborhood access points and accommodates a Sheriff's storefront facility within the public safety site or Mixed-Use Sites. The Village Design Plan includes building siting guidelines and CPTED design guidelines intended to deter crime. The Proposed Project Amendment will have an HOA, which generally implements a positive approach to facilitate neighbor communication and cooperation regarding community safety.</p>
<ul style="list-style-type: none"> • Siting and designing buildings oriented for occupants to view streets and public spaces 	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
NOISE ELEMENT	
GOAL N-1	
Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.	
Policies	
N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	Consistent. The Proposed Project Amendment's Noise Analysis ¹⁰ uses the Noise Compatibility Guidelines and Noise Standards to determine the acceptability of exterior and interior noise levels for the proposed land uses.
N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:	

¹⁰ All references herein the Noise Analysis Technical Memorandum prepared for the Approved Project also include the Noise Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment prepared by Dudek (2019).

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways) 	<p>Consistent. The Proposed Project Amendment layout and design considered the relationships between proposed residential, mixed use, public, and institutional land uses to avoid noise incompatibilities. Homes along Proctor Valley Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report¹¹, Certified EIR (16-19-0060), Appendix 4.1.8, for noise barrier locations and heights.</p>
<p>N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.</p>	<p>Consistent. Village 14 Design Plan and Planning Area Design 19 Guidelines provide materials appropriate for noise walls and landscaping will be used interior to the Proposed Project Amendment along Proctor Valley Road to provide additional shielding of homes from road/vehicle noise, consistent with the Acoustical Analysis Report. The noise barriers may be constructed as a wall, berm or a combination of both. These noise walls may consist of masonry material, 0.625-inch thick Plexiglas, or 0.25-inch thick plate glass, or a combination of these materials. See Acoustical Analysis Report, Certified EIR (16-19-006), Appendix 4.1.8 for noise barrier locations and heights</p>
GOAL N-2	
<p>Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.</p>	

¹¹ All references herein to the Acoustical Analysis Technical Memorandum Report for the Approved Project also includes the Noise Technical Memorandum for the Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.</p>	<p>Consistent. The Certified EIR (16-19-006) includes a mitigation measure (M-N-1) requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of 60 dBA. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator. The Certified EIR (16-19-006) also includes noise mitigation measures for sensitive land uses to reduce noise impacts from other noise sources, including outdoor equipment, traffic, etc. The Proposed Project Amendment will be required to comply with these mitigation measures.</p>
<p>N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.</p>	<p>Consistent. The Certified EIR (16-19-006) includes a mitigation measure requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of those contained in the County Noise Ordinance. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator.</p>
GOAL N-3	
<p>Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.</p>	
Policies	
<p>N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.</p>	<p>Consistent. The Certified EIR (16-19-006) includes noise mitigation measures for ground-borne vibration from construction equipment such that a vibration monitoring plan shall be required prior to beginning construction within 200 feet of an existing or future occupied residence. The roundabouts along Proctor Valley Road are designed for W-40 truck movement, accommodating trucks with a trailer of 35' or shorter. Minimizing large truck circulation has the potential to result in reduced groundborne vibration. All blasting and crushing construction operations are subject to strict implementation of applicable County ordinances.</p>
GOAL N-4	
<p>Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.</p>	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.</p>	<p>Consistent. The proposed roadway network has been designed in accordance with the County Public Road and Private Street Standards. Design speeds within Proctor Valley central and north have been reduced to 30 mph. Five roundabouts are planned at key intersections from Proctor Valley Road and neighborhood entry features will slow traffic to 25 mph. In addition, intersection neckdowns at key internal intersections and reduced design speeds on internal streets reduce traffic noise throughout the Proposed Project Amendment.</p>
<p>N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.</p>	<p>Consistent with General Plan Amendment. The Proposed Project Amendment extends Proctor Valley Road as a fully improved roadway through the Proposed Project Amendment, consistent with General Plan Amendment adopted by the County for the Approved Project in 2019. The narrowed alignment will largely follow the existing unimproved alignment, thereby minimizing the potential to create new noise impacts. The adopted alignment for the southern segment of Proctor Valley Road has been shifted 100' +/- to the southeast to avoid impacts on sensitive vernal pool habitat.</p>
<p>N-4.6 Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.</p>	<p>Consistent. The Proposed Project Amendment includes offsite improvements to Proctor Valley Road. The Noise Analysis Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment evaluated the Proposed Project Amendment against ambient and future noise levels as anticipated by Certified EIR (16-19-006). The Noise Analysis Technical Memorandum concluded that, similar to the Approved Project, the Proposed Project Amendment would also exceed 3dB above ambient (i.e. existing) noise levels for noise sensitive land uses located within the County. Therefore, the noise standards listed in Table N-2 were applied and, similar to the Acoustical Analysis Report for the Approved Project, found that the existing plus Proposed Project Amendment noise level would be approximately 52 dBA CNEL, which would not exceed the County noise standard (60 dBA) for these single-family residential land uses. Under the Year 2030, estimated noise level would be 62 dBA CNEL, which would exceed the County standard. However, it should be noted that the standard would be exceeded under the Year 2030 with or without development of the Proposed Project Amendment. The Noise Analysis Technical Memorandum</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	analysis determined that the Proposed Project Amendment would be in accordance with Policy N-4.6, and therefore is consistent with this policy.
<p>N-4.9 Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).</p>	<p>Consistent. The Noise Analysis Technical Memorandum determined that the Proposed Project Amendment would not experience significant impacts from airport noise. The nearest private airstrip is the John Nichol's Field Airport, located at 13531 Otay Lakes Road, Jamul, California. The airport is located approximately 3 miles to the southeast of the Proposed Project Amendment Area and separated by numerous hills and ridgelines. Because of the distance, intervening topography, and the facility size, the project would not expose people living or residing in the Proposed Project Amendment Area to excessive noise levels from private airstrips or associated activities.</p>
GOAL N-5	
<p>Non-Transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.</p>	
Policies	
<p>N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.</p>	<p>Consistent. Best design considerations will be implemented in the preparation of Site-Specific Site Plans for commercial uses within the Village Core to shield adjacent land uses (residential, school, etc.) from noise generated by parking lots and deliveries.</p>
GOAL N-6	
<p>Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.</p>	
Policies	
<p>N-6.3 High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.</p>	<p>Consistent. Onsite uses, including landscape maintenance and other noise generating uses, will be governed by the CC&Rs to control noise, hours of operations and impacts on residential uses and sensitive receptors consistent with the County Noise Ordinance.</p>
<p>N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.</p>	<p>Consistent. Construction activities will comply with the County's standard hours of construction. The CC&Rs will restrict and control homeowner landscape and construction activities after the homes are occupied.</p>

**B. JAMUL/DULZURA SUBREGIONAL PLAN – SAN DIEGO COUNTY GENERAL PLAN
CONSISTENCY ANALYSIS**

Originally adopted by the County Board of Supervisors in 1979 (GPA 74-02) and most recently amended in 2016 (GPA 16-008), the Jamul/Dulzura Subregional Plan covers an area of approximately 168 square miles in southeastern San Diego County. The JDSP implements the principles of the County General Plan Land Use Element. This Plan guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents (JDSP 2016, Page 18). The JDSP identifies the Otay Ranch project as a “Specific Planning Area” within its boundary. Because of the Project’s size and complexities, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence. Therefore, the guiding, and overriding, land use document for Otay Ranch that is embedded within the County’s General Plan is the Otay Ranch GDP/SRP and the consistency analysis below takes this into consideration.

This Consistency Analysis focuses on relevant goals and policies within the JDSP and determines if the Proposed Project Amendment is consistent. The following terms will be utilized in the analysis:

1. Village 14 and Planning Areas 16 and 19 (Proposed Project Amendment)
2. Village 14 and Planning Areas 16 and 19 Specific Plan (Specific Plan Amendment)
3. Amended Village 14 Design Plan (Village Design Plan)
4. Amended Planning Area 19 Design Guidelines (Design Guidelines)
5. Village 14 and Planning Areas 16 and 19 Specific Plan Amendment Boundary (Proposed Project Amendment Area)
6. Otay Ranch General Development Plan/Subregional Plan (Otay Ranch GDP/SRP)
7. Jamul/Dulzura Subregional Plan (JDSP)
8. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
9. Otay Ranch Resource Management Plan (RMP)

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
LAND USE	
Goal 1 Development of the land in such a manner as to retain the rural densities and land uses of the community	
Goal 2 Agricultural land uses, which are compatible with limited water resources and established residential development	
Policy 1 The treatment of wastewater for all commercial or residential uses shall be limited to on-site sewage disposal systems.	Not Applicable. The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section III. B. See Otay Ranch GDP/SRP, Part II, Chapter F, Page 194 “The provision of sewer service is not precluded in Village 14.” The Proposed Project Amendment has been planned to be served by the Salt Creek Interceptor within the City of Chula Vista since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement which allows flows exclusively from the Otay Ranch in the County of San Diego. With adoption of the Approved Project, the County approved sewer service for both Village 14 and Planning Areas 16 and 19. The Proposed Project Amendment is consistent with this approval.
Policy 2 Semi-rural residential lots shall meet the following criteria:	The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section II.C.
<ul style="list-style-type: none"> a) All lots should have imported water and be able to provide for on-site sewage disposal. b) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots. c) Road and street improvements should conform to the goals and policies as set forth under the Mobility Element of the County General Plan and the Mobility chapter of this document. d) New development should provide for equestrian trails as designated on the County Trails Master Plan. e) All future developments should meet County standards for lot design and street patterns. f) All utilities should be underground unless unfeasible. 	<p>All lots are within the Otay Water District boundaries for water service. See Policy 1 regarding sewer.</p> <p>Consistent. The Otay Ranch RMP Preserve exceeds this 5% requirement.</p> <p>Consistent. See Mobility Element County General Plan Consistency Analysis above.</p> <p>Consistent. See County Policy M-11.8</p> <p>Consistent. See Specific Plan Amendment for standards and waivers as required per County standards.</p> <p>Consistent. Utilities are underground.</p>

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>g) Clustering is permitted under the following circumstances:</p> <ol style="list-style-type: none"> 1) Within the County Water Authority boundary when groundwater is not used. 2) Land not included within the clustered lots is reserved for permanent open space and an open space easement or fee title is granted to the County or a resource protection conservancy over such land. 3) On-site sewage disposal systems must be approved by the Health Department for immediate and long term usage. 4) The proposed development will have no adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category. 5) The proposed clustered development, including the open space areas, does not exceed overall density permitted without clustering by the County General Plan land use designation. 6) Proposed clustering development is compatible with the established community character. 7) The minimum lot size for clustering is one net acre for land designations SR-1, SR-2 and SR-4; and two net acres for land use designation SR-10. 	<p>Not Applicable. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section II.C.</p>
RURAL RESIDENTIAL	
<p>Policy 3 There should be no more than one dwelling per ten acres outside the County Water Authority boundary and Rural Villages.</p>	<p>Not Applicable. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section II.C.</p>
<p>Policy 4 The clustering of dwelling units is compatible in the rural areas under the following circumstances.</p>	<p>Not Applicable. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section II.C.</p>
<p>a) The minimum lot size for clustering is four net acres for land use designations RL-20, RL-40, RL-80, RL-160.</p>	

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<ul style="list-style-type: none"> b) Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land. c) On-site sewage disposal systems must be approved by the Health Department for immediate and long-term usage. d) The proposed development will have a no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category. e) The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering by the County General Plan land use designation. f) Proposed clustered development is compatible with the established community character. 	
<p>Policy 5 Residential development outside the County Water Authority boundary should be limited to densities consistent with the County Groundwater Ordinance. The clustering of dwelling units is acceptable in areas that use groundwater, as long as they meet the provisions of the County Groundwater Ordinance.</p>	<p>Not Applicable. The Proposed Project Amendment is within the County Water Authority Boundary.</p>
COMMERCIAL	
<p>Policy 6 The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood type.</p>	<p>Consistent. The Proposed Project Amendment has 10,000 square feet of neighborhood serving commercial and is consistent with the Otay Ranch GDP/SRP land use policies.</p>
<p>Policy 7 Commercial development should retain the rural character of the Subregion and meet the following criteria:</p> <ul style="list-style-type: none"> a) Structures limited to two stories in height b) Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights. c) Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year. 	<p>Consistent. Structures are limited to two story heights, except for architectural features. See Specific Plan Amendment, Village Design Plan and Design Regulations regarding site plan review, signage, parking lighting etc.</p>

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>d) Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and adjoining noncommercial development in terms of traffic, parking, lighting, landscaping, and service delivery.</p>	
<p>Policy 8 Commercial development should be discouraged outside the designated Village Boundary areas and should only be approved in the rural areas under the following conditions:</p> <p>a) The circulation and access needs can be met adequately.</p> <p>b) Neighborhood commercial development will not cause adverse impact on neighborhood properties.</p> <p>c) Site Plan review and appropriate landscaping be required.</p>	<p>The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section II.C.</p>
AGRICULTURE	
<p>Policy 9 Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, the community encourages all types of agricultural activities, large or small, which provide a local or regional source of food/fiber/or livestock and when water and land resources are available.</p>	<p><i>Not applicable in Village 14.</i></p> <p><i>Consistent in Planning Area 19.</i> See Specific Plan Amendment, Village Design Plan and Design Regulations regarding animal and agricultural use.</p>
<p>Policy 10 Strongly support a study of the long-range availability of groundwater for agricultural uses.</p>	<p><i>Not applicable.</i></p>
<p>Policy 11 Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community.</p>	<p><i>Not applicable in Village 14.</i></p> <p>Consistent in Planning Area 19. See Specific Plan Amendment, Village Design Plan and Design Regulations regarding animal and agricultural use.</p>
<p>Policy 12 Encourage agricultural preserves and land conservation contracts in the Jamul/Dulzura Subregion unless the land is unsuitable for any type of agricultural use.</p>	<p><i>Not applicable</i></p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 13 Encourage the cooperation of federal and State agencies, along with the local government, to promote agricultural development through the use of soil and water conservation projects.	<i>Not applicable</i>
Policy 14 Agricultural businesses, such as wineries, custom butchering, smokehouses, and fruit and vegetable packing, are appropriate in areas designated Semi-Rural 4 or lower densities, when compatible with existing development.	<i>Not applicable</i>
SPECIFIC PLANNING AREA – OTAY RANCH	
Policy 15 The development policies for the Otay Ranch project are contained in Volume 2 or the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.	Consistent. See Otay Ranch GDP/SRP Consistency Analysis Section II.C.
MOBILITY	
Goal 1 Develop a transportation system that provides for safe, efficient travel throughout this rural community and preserve the beauty, quality, and rural character of the Jamul/Dulzura Subregional Planning area.	
Policy 1 Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.	Consistent. See consistency analysis for County General Plan Policies M-2.3, M-4.3, M-4.5
Policy 2 County policies that provide for replacement of all healthy, mature trees lost during highway maintenance or improvement projects shall be strictly enforced.	Consistent. The Proposed Project Amendment shall replace all healthy, mature trees lost during highway maintenance or improvement projects.
Policy 3 All subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters are required because of the grade of the road, and graded walkways instead of concrete sidewalks.	Consistent. Most of the internal roads are private. The grade on the public roads require concrete curbs and gutters.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 4 Locate major roads, to be constructed in the future, so as to by-pass rather than divide residential neighborhoods.	Consistent. See consistency analysis for Otay Ranch GDP/SRP Policy “Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.”
Policy 5 In order to keep the rural character of the community, it is important to retain the dark skies. Therefore, street lighting should be of the type to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.	Consistent. The Proposed Project Amendment will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code.
Policy 6 Require all new development to plan for secondary emergency access routes as adjacent parcels may develop in the future.	Consistent. The Proposed Project Amendment provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3.
Policy 7 Encourage the establishment of secondary/emergency exit routes to existing development.	Consistent. The Proposed Project Amendment provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3.
Goal 2 Automobile and non-motorized modes of travel are accommodated within the planning area.	
Policy 8 Support the construction of a local road network, which is designed to service the existing land use pattern and the future community development.	Consistent. See County General Plan Policy M-3-1,
Policy 9 Funding priority shall be given to maintaining the existing road system in good condition. The construction of new or the upgrading of existing roads, as shown on the Mobility Element, shall not be accomplished until their need has been demonstrated to the Jamul/Dulzura Community Planning Group. This shall be done by an annual evaluation of the Department of Public Work’s multi-year Capital Improvements Program for this Planning Area.	Consistent. See County General Plan Policies LU 12.3 and M-3.2.
Policy 10 The development of public transportation to the Jamul/Dulzura area from El Cajon, Rancho San Diego, and San Diego is recognized as desirable. A study in the feasibility of extending the life line bus service in the community should be encouraged.	Consistent. See County General Plan Policy M-8.5

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 11 Residential development shall be designed with equestrian trails and foot paths as an integral part of the project. In addition, permission should be granted for short-term use of portions of Mobility Element road easements for equestrian trails until such time as full road improvements are necessary.	Consistent. See County General Plan Policies M-4.1, M-4.3
Policy 12 Support the design and construction of safe, attractive pedestrian, bicycle, and equestrian crossings at logical points of major thoroughfares. In particular, the junctions of Highway 94 and Jefferson and Skyline Truck Trail and Lyons Valley should have crossings.	Not applicable
Goal 3 A local road system that is safe and efficient.	
Policy 13 Include fire safe road standards as criteria for County evaluation of proposed road and subdivisions.	Consistent. See County General Plan Policies M-3.3, M-4.4
Policy 14 Road built to the County rural public road standards should be accepted into the County's maintained road system, when applicable.	Consistent. Public roads will be accepted into the County's maintained road system.
Policy 15 Encourage the elimination of safety hazards caused by direct access of traffic onto major arterial or collector streets. In particular, new commercial development shall have limited access on such roads. Consideration should be given to a method of limited access along State Highway 94 in the Steel Canyon area as traffic increases and congestion occurs.	Consistent. See County General Plan Policies M-2.2, M-4.3
RECREATION	
Goal 4 Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area that will meet the distinctive needs of the community and enrich the lives of the residents.	
Policy 1 The early identification and acquisition of local recreation sites in order to reduce costs is encouraged	Not applicable. No acquisition necessary as parks are provided as development exactions.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>Policy 2 Park development should be in the form of active recreation (i.e., multi-purpose play fields, community center, horse staging areas). The development of passive recreation (i.e., picnic grounds, open space) should be highly restricted. It is the strong belief of the citizens that the community's ultimate density provides for adequate open space by the individual landowners.</p>	<p>Consistent. See Specific Plan Amendment – Parks and Recreation Master Plan Chapter III.F. See also County General Plan Policies COS-21.1, 21.2</p>
<p>Policy 3 – The highest priority for recreation is the development of a community activity center near the Jamul town center to serve as a social focal point. Any proposal for such a center should include facilities for the keeping of historical artifacts and photographs and a listing of historic structures and their location.</p>	<p>Not applicable. The Proposed Project Amendment does not propose a Jamul town center.</p>
<p>Policy 4 The possibilities of developing State and federal land, as well as County or local district land, should be investigated in order to limit park costs. It would be considered ideal for local parks to be located adjacent to other public facilities, such as schools, fire stations, State parks, or County road stations, to allow for common sharing of facilities as well as common policing.</p>	<p>Consistent. The Proposed Project Amendment will locate parks within the Proposed Project Amendment's ownership. Parks are located adjacent to other public facilities.</p>
<p>Policy 5 The establishment of an appropriate entity to provide for park and recreation facilities, services, maintenance, and operation as well as other need public facilities for the community is considered important for the general goals of the Plan to be met.</p>	<p>Consistent. The public parks and recreation facilities will be maintained and operated by an appropriate entity. See Specific Plan Amendment, Public Facilities Financing Plan.</p>
<p>Policy 6 Utilization of all potential sources of funding and aid that will improve the availability of youth recreational facilities and educational activities of all age groups should be encouraged.</p>	<p>Consistent. All potential funding sources will be encouraged.</p>
<p>Policy 7 Strick controls for prohibiting off-road vehicle use in other than specifically designated areas is highly desirable.</p>	<p>Consistent. The Proposed Project Amendment will prohibit off-road vehicle use. Common areas within the Proposed Project Amendment will be maintained by a Homeowner's Association with CC&Rs. The Otay Ranch Preserve will be maintained by the Preserve Owner Manager (POM).</p>
<p>Policy 8 Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc.</p>	<p>Consistent. Private recreational facilities are provided in the Proposed Project Amendment, including swim clubs, private parks and recreational areas. See Specific Plan Amendment Parks and Recreation Master Plan Chapter III.F.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
CONSERVATION	
Goal 5 Environmental resources in the Jamul/Dulzura area that are carefully managed to maintain them for future needs.	
Policy 1 Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks.	Consistent. See County General Plan, Conservation Element, Policies COS-1.1 to 1.9 and COS-2.1 and 2.2 consistency analysis.
Policy 2 – Protect sensitive biological, archaeological, aesthetic, mineral, and water resources within Resource Conservation Areas (RCAs) identified in the Plan.	Not applicable. The Proposed Project Amendment is not in an RCA.
Policy 3 – Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources.	Not applicable. The Proposed Project Amendment is served by imported water from Otay Water District.
Policy 4 – A large scale groundwater study in the Jamul/Dulzura Subregional Plan Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date.	Not applicable. The Proposed Project Amendment is served by the imported water from the Otay Water District.
Policy 5 – Historical buildings should be identified.	Not applicable. The Proposed Project Amendment has no historical buildings.
Policy 6 Standards should be developed for control over light pollution to preserve the dark sky characteristics of the Jamul/Dulzura Subregion.	Consistent. The Proposed Project Amendment will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code.
Policy 7 Discourage development in areas with geologic hazards, such as landslide prone soils and seismic risks.	Consistent. See County General Plan Policies LU-6.10, S-7.10
SCENIC HIGHWAYS	
Goal 6 The designation of a scenic highway system that provides attractive and scenic travel routes within the Jamul/Dulzura Subregional area.	

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>Policy 1 The scenic highway corridors in the Jamul/Dulzura Subregional Area designated in the County General Plan Conservation and Open Space Element include:</p> <p>State Route 94, Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road, Honey Springs, and Otay Lakes. In addition to these scenic highway corridors, Lawson Valley Road is a scenic corridor that is also important to the community</p>	<p>Consistent. With adoption of the Approved Project on June 26, 2019, the County adopted the same design criteria for Proctor Valley Road as a “Scenic Highway.” The Proposed Project Amendment Proctor Valley Road design is consistent with the Approve Project. Proctor Valley Road is a scenic highway as specified in the Jamul/Dulzura Subregional Plan, the County General Plan and the Otay Ranch GDP/SRP. The Proposed Project Amendment’s Proctor Valley Road design complies with the scenic highway designation.</p>
<p>Policy 2 The route identified above, and those identified in the Conservation and Open Space Element, should be protected by the application of a “S” Scenic designator.</p>	<p>Consistent. Proctor Valley Road is protected by the application of a “S” Scenic designator. With adoption of the Approved Project on June 26, 2019, the County adopted the same design criteria for Proctor Road as a “Scenic Highway.” The Proposed Project Amendment Proctor Valley Road design is consistent. The Proposed Project Amendment’s Proctor Valley Road design complies with the scenic highway designation.</p>

C. OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

The County of San Diego General Plan includes the Otay Ranch GDP/SRP, as a local community plan element. The Otay Ranch GDP/SRP Volume 2 contains goals, objectives and policies to guide development of Otay Ranch. Many policies apply generally to development of all of Otay Ranch; while some are specific to individual villages. The goals, objectives and policies contained in the Otay Ranch GDP/SRP that relate specifically to development of the Proctor Valley Village, Village 14 and the Jamul Rural Estate Area (Planning Areas 16 & 19) are listed and analyzed below. The Consistency Analysis evaluates the extent to which the proposed Specific Plan Amendment and other discretionary actions conform to the Otay Ranch GDP/SRP policies specific to the Village 14 and Planning Areas 16 & 19. The following terms will be utilized in the Otay Ranch GDP/SRP Consistency Analysis:

1. Village 14 and Planning Areas 16 and 19 (Proposed Project Amendment)
2. Village 14 and Planning Areas 16 and 19 Specific Plan (Specific Plan Amendment)
3. Amended Village 14 Village Design Plan (Village Design Plan)
4. Amended Planning Area 19 Design Guidelines (Design Guidelines)
5. Otay Ranch General Development Plan/Subregional Plan, Volume 2 (Otay Ranch GDP/SRP)
6. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
7. Otay Ranch Resource Management Plan (RMP)
8. Rancho Jamul Ecological Reserve¹²

¹² The Rancho Jamul Ecological Reserve is a component of the County MSCP multi-habitat preserve system in southwestern San Diego and is the State of California's contribution to the County MSCP.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
VILLAGE 14	
VILLAGE CHARACTER POLICIES	
<p>The village character should be guided by the following qualities and characteristics unique to this village.</p> <ul style="list-style-type: none"> • Topography • Location between two mountains • Transition to Jamul • Views to San Miguel and Jamul Mountains, and distant views to Mexico • Recreational Theme • Resources • Synergism with Jamul Planning Area. 	<p>Consistent. The Proposed Project Amendment character is guided by the location of the development area between two mountains that form a broad isolated valley. The topography provides an opportunity to place the highest density residential and the activity center of the Proposed Project Amendment within the valley. This creates a walkable Village Core at the heart of the village. Density and intensity of uses decrease away from the Village Core, with the largest single family lots planned at the perimeter, adjacent to the RMP Preserve. The neighborhoods are designed to take maximum advantage of views to the San Miguel and Jamul mountains through lot orientation and grade separation between lots. The Specific Plan Amendment establishes an active lifestyle and wellness recreation theme implemented through an extensive system of public parks, private swim clubs and private pocket parks distributed throughout residential neighborhoods. All Village 14 residents have access to a recreation facility within ½ mile of their homes. A park to park loop and perimeter trail network connects residential neighborhoods to public and private parks. In addition, an 8-foot wide meandering paseo provides a pedestrian connection between the Village Green and Scenic public parks within the Village Core.</p> <p>The Proposed Project Amendment designates approximately 377.0 acres of RMP Preserve onsite. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16.</p> <p>Synergy with the Jamul Planning Area is accomplished through the provision of public facilities and services within the Village 14 village core. Village 14 remains a Transitional Village between the more intense development to the south within the City of Chula Vista and the rural town of Jamul to the north.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
The designation of this village as low intensity is intended to establish the character for the valley and is not intended to prohibit the use of areas of higher density associated with the village core.	Consistent. The Proposed Project Amendment focuses the higher density and intensity land uses within the valley and the lower intensity large-lot single family uses at the perimeter.
Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes.	Consistent. The Proposed Project Amendment locates medium-high, medium and low medium density residential uses adjacent to the Village Core and in neighborhoods surrounding the Village Core. Residential densities decrease as development moves away from the Village Core, with the largest lots planned at the perimeter.
The unique characteristics of Proctor Valley, in particular the isolated wide valley, presents an opportunity for specialized recreational land uses.	Consistent. The Proposed Project Amendment establishes an active lifestyle and wellness recreation theme, through the provision of an extensive system of public parks and private parks and pocket parks distributed throughout the Village 14 core and residential neighborhoods. An internal pedestrian network includes a 2.0-mile park to park loop and 2.0-mile perimeter trail pedestrian system, connecting the public and private parks and a Community Pathway is along the 4.5-mile length of Proctor Valley Road, which connects the communities of Chula Vista and Jamul. In addition, an 8-foot wide meandering paseo provides a pedestrian connection between the Village Green and Scenic public parks located within the Village Core.
Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can be transferred to less environmentally sensitive areas during SPA level planning.	Consistent. The development areas were adjusted prior to Otay Ranch GDP/SRP approval to accommodate the increased width of the regional wildlife corridor. Because the Applicant does not own certain portions of Village 14, the Proposed Project Amendment does not propose density adjustments to the development area.
The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridors.	Consistent. Larger single-family lots are planned within the northern portion of Village 14 adjacent to open space areas.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.	<p>Consistent with the Otay Ranch GDP/SRP Amendment. The Proposed Project Amendment implements the adopted Proctor Valley Road 2-Lane Light Collector classification from the existing improved limits to the west, through the Proposed Project Amendment Area to the north. Reduced speeds are anticipated through the Village Core to increase pedestrian safety and avoid conflicts with activities within the Village Core. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks.</p> <p>Consistent with the adopted General Plan Amendment for the Approved Project, Proctor Valley Road is a narrowed roadway through Planning Areas 16/19, which enhances Otay Ranch RMP Preserve design, reduces edge effects and increases preservation of sensitive habitats.</p>
All buildings should be low profile and predominantly horizontal in nature.	Consistent. Residential development will include one and two-story structures. The Village Design Plan and Development Regulations provide guidelines for building height, scale, bulk and landscape elements.
Utilize building colors which harmonize with the natural surroundings.	Consistent. The Village Design Plan includes guidelines that require building materials and colors that harmonize with the surrounding natural open space areas.
VILLAGE CORE POLICIES	
Create a village core with sufficient intensity to provide facilities needed to establish a community focus: a viable commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly.	<p>Consistent. The Proposed Project Amendment includes a synergistic mix of land uses within the Village Core. The Village Core is in the heart of the Project Area and includes:</p> <ul style="list-style-type: none"> • An elementary school site • Village Green (Public Park P-1) • Scenic Park (Public Park P-2) • 8-foot Wide Meandering Paseo • Mixed Use Sites containing up to 10,000 sq. ft. of commercial/retail uses • Public Safety Site planned to accommodate a fire station and Sheriff's storefront facility

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).</p>	<p>Consistent. The Proposed Project Amendment implements the Village Core concept by planning a site for medium density attached multi-family homes adjacent to the Village Core.</p> <p>The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.</p>
PARKS AND OPEN SPACE POLICIES	
<p>Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions).</p>	<p>Consistent. Two open space corridors extend through the Proposed Project Amendment to establish a habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.</p>
<p>Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.</p>	<p>Consistent. The Village Design Plan includes guidelines that require building colors and materials that harmonize with the surrounding natural open space areas. In addition, the Village Design Plan and the Preserve Edge Plan establish a landscape palette compatible and complementary to the existing surrounding natural setting.</p>
<p>In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including:</p> <ul style="list-style-type: none"> • Recontouring and slope variation. • Smooth transitions at tops of slopes, rather than harsh geometric slope banks and pads. • Rounded, finished contours. 	<p>Consistent. The Village 14 Design Plan and Planning Area 19 Design Guidelines establish grading guidelines which include landform grading techniques to reflect the natural landform and minimize grading impacts.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTHER PROCTOR VALLEY POLICIES	
<p>Village Fourteen shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village Fourteen analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village Fourteen Proctor Valley Specific Planning Area.</p>	<p>Consistent. The County of San Diego prepared a comprehensive General Plan Update (General Plan 2020) which included Proctor Valley Village 14, Planning Areas 16 and 19 and adjacent properties. The County Board of Supervisors approved the comprehensive General Plan 2020 in August 2011.</p>
<p>Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design.</p>	<p>Consistent. The Proposed Project Amendment maximizes view opportunities from single family neighborhoods and public parks to adjacent natural landforms. Scenic values extend through Proctor Valley. View of the Arroyo, San Miguel and Jamul Mountains are preserved. The County adopted the General Plan Amendment in conjunction with the Approved Project narrowed the Proctor Valley Road roadway and adopted a minor realignment. The Proposed Project Amendment Proctor Valley Road design is consistent. The Proposed Project Amendment Area contains undulating open space areas along Proctor Valley Road which will be preserved. The Proposed Project Amendment's Proctor Valley Road design is consistent with the scenic roadway designation. The Proctor Valley Road alignment preserves significant rock outcroppings and landforms and preserve views to Upper Otay Reservoir.</p>
<p>Site layout should create or enhance views from homesite.</p>	<p>Consistent. Homes are oriented to promote views of the surrounding mountains and are limited to two stories. The terraced nature of the development will promote views across Proctor Valley to adjacent open space areas.</p>
<p>Grading (large cut/fill slopes in particular) should be minimized.</p>	<p>Consistent. The Village Design Plan and Design Guidelines contain landform grading guidelines which must be implemented within the Proposed Project Amendment.</p>
<p>Landform grading guidelines shall be developed as part of the overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.</p>	<p>Consistent. The approved Otay Ranch Overall Design Plan, Village 14 Design Plan and Planning Area 19 Design Guidelines include grading guidelines including contour grading and manufactured slope to natural slope transition techniques.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Residential and recreational building should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas.	Consistent. The Village 14 Design Plan includes both residential and non-residential development and siting planning guidelines to take advantage of views into and across the Otay Ranch RMP Preserve areas. In addition, the Fire Protection Plan provides guidance regarding allowable uses at the perimeter of development within the Proposed Project Amendment Area.
Split level pads should be utilized wherever feasible, to help minimize manufactures slopes.	Consistent. Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present on site which are predominantly comprised of hard rock, oversize rock, and expansive clays. Over-excavation and replacement with compacted fills soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split slope be removed and replaced with a drained stabilization fill. To accomplish this substantially more grading will be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams will be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned. Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive.</p>
<p>The provision of sewer service is not precluded in Village Fourteen</p>	<p>Consistent. Sewer service to the Proposed Project Amendment will provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement (June 2018) that allows exclusive flows from the Otay Ranch parcels only, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor was designed to accommodate flows from the Proposed Project Amendment. With adoption of the Approved Project, the County approved sewer service for both Village 14 and Planning Areas 16 and 19. The Proposed Project Amendment is consistent with this approval.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
PLANNING AREAS 16 and 19 POLICIES	
VILLAGE CHARACTER POLICIES	
Define general building sites at the SPA level	<i>Consistent.</i> The Proposed Project Amendment establishes building sites on the large estate lots in Planning Area 19; however, the layout of building structures cannot be determined at this time.
Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas	<i>Consistent.</i> The Proposed Project Amendment does not include development within Planning Area 16; therefore, there are no impacts to Limited Development Areas as shown on the Otay Ranch GDP/SRP Land Use Plan in the Proposed Project Amendment.
Adjust development areas based on wildlife corridors.	<i>Consistent.</i> The Otay Ranch GDP/SRP approved in 1993 was consistent with the Baldwin Wildlife Corridor Study (1992) prepared by Ogden, therefore the 1993 Otay Ranch GDP/SRP reflects the widened wildlife corridors. The Proposed Project Amendment is consistent with wildlife corridors in the Otay Ranch GDP/SRP.
Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.	<i>Consistent.</i> The Planning Area 19 Design Guidelines include architectural design guidelines for homes and ancillary structures, fencing, landscaping and grading.
PARKS AND OPEN SPACE POLICIES	
Application of the 3 acres per 1,000 residents standard would result in the development of 3.7 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.	<i>Consistent.</i> Development of the 13 lots within Planning Area 19 creates a demand for approximately 0.1 acres of parkland. This park demand is satisfied within the adjacent Village 14 area.
The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area:	
Privately owned lots shall not extend into the management preserve identified in the RMP.	<i>Consistent.</i> Private lots do not extend into the RMP Preserve areas identified in the RMP.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.	Consistent. The Proposed Project Amendment is consistent with the Phase 2 RMP Wildlife Corridor Study (Appendix 3). The Proposed Project Amendment preserves and widens the 1,300-foot-wide R-1 regional wildlife corridor and local corridors (L3 and L4). Wildlife corridors are also defined in the MSCP/RMP/GDP/SRP Wildlife Corridor Study. The land exchange contemplated in the Proposed Project Amendment provides additional habitat buffers surrounding the wildlife corridors beyond what was contemplated in the 1993 environmental planning documents and the Approved Project. The Proposed Project Amendment does not technically widen the corridor; however, it reduces development adjacent to the corridor by transferring ownership to CDFW adjacent to the corridor.
Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme.	Consistent with Otay Ranch GDP/SRP Amendment. The County adopted General Plan Amendment in conjunction with adoption of the Approved Project which included the realignment of Proctor Valley Road (off-site north segment) through Planning Areas 16 and 19. The adopted alignment minimizes impacts to sensitive environmental resources and reduces grading impacts to create a more rural character for this segment between Village 14 and the community of Jamul. The 10' Community Pathway continues through Planning Area 19 connecting to Jamul.
Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.	Consistent. The Proposed Project Amendment includes a 4.5 miles of multi-purpose trails designated the Community Pathway along Proctor Valley Road, which includes both bike and pedestrian components. The County, in conjunction with local jurisdictions and agencies is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project. The Proposed Project Amendment also includes easements for potential future connections to nature trails within the Otay Ranch RMP Preserve at two potential locations, subject to the Otay Regional Trail Alignment Study. A 5-foot wide DG walkway is planned adjacent to one side of the Private Rural Residential Roads within Planning Area 19, providing a pedestrian network through the single-family residential neighborhood.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowner's association or similar funding mechanism and addressed at the SPA level	<i>Consistent.</i> The Proposed Project Amendment anticipates the formation of a Community Facility District or other similar financing mechanism by the County to provide funding for the perpetual maintenance and management of Otay Ranch RMP Preserve lands. In addition, a Master Homeowners Association will be established to maintain certain open space areas within Planning Area 19 and to enforce the CC&Rs.
OTHER JAMUL RURAL ESTATE POLICIES	
Landform grading guidelines shall be developed as part of the Design Plan with the SPA. These shall address individual lot, road and other grading, and shall minimize grading in conjunction with lot development.	<i>Consistent.</i> The Planning Area 19 Design Guidelines address grading within private lots and roads to minimize grading wherever feasible.
Encourage the use of split pads to minimize grading, where feasible.	<i>Consistent.</i> Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present on site which are predominantly comprised of hard rock, oversize rock, and expansive clays. Over-excavation and replacement with compacted fills soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split slope be removed and replaced with a drained stabilization fill. To accomplish this substantially more grading will be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams will be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned. Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive.</p>
<p>Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.</p>	<p><i>Consistent with Otay Ranch GDP/SRP Amendment.</i> The County adopted the General Plan Amendment in conjunction with adoption of the Approved Project which included the reduced grading impacts to the off-site north segment of Proctor Valley Road. In addition, the ROW was reduced to reinforce the rural character of the area and minimize grading impacts on adjacent sensitive resources. This roadway segment eliminates median and parkway improvements and narrows the paved travel lanes. The Community Pathway is retained along one side of the roadway. The public roads are designed to public and private road standards.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
The provision of sewer service is not precluded in Planning Areas 16 and 19.	<i>Consistent.</i> With adoption of the Approved Project, the County approved sewer service for both Village 14 and Planning Areas 16 and 19. The Proposed Project Amendment is consistent with this approval. A sewer line is planned within Proctor Valley Road to the southern limit Planning Area 19 development. An additional private gravity sewer system is planned within Planning Area 19 to serve the development area. The County's sewer capacity in the Salt Creek Interceptor is limited to Otay Ranch.
OTAY RANCH GDP/SRP -- LAND USE GOALS	
Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings.	<p><i>Consistent.</i> The Specific Plan Amendment land use pattern integrates the land uses within the natural setting of Proctor Valley. The land uses include: a mix of single-family residential neighborhoods, an elementary school site, a public safety site, planned to accommodate a fire station and Sheriff's storefront facility, parks and recreation facilities and open space. Larger estate lots are planned within Planning Area 19.</p> <p>The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located within Village 14 within walking distance of most residential neighborhoods. Landscaping will reference the historic agricultural setting with groves of trees and will sensitively transition between development areas and the natural RMP Preserve areas.</p> <p>Two open space corridors are expanded and extend through the Proposed Project Amendment Area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." This open space Preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Environmentally sensitive development should preserve and protect significant resources and large open space areas.</p>	<p>Consistent. As established in the Otay Ranch Phase 2 RMP, 1,188 acres of RMP Preserve land, less common use land, must be conveyed to the RMP Preserve Owner Manager for every acre of development, in conjunction with final map approval. The Proposed Project Amendment designates approximately 377.0 acres of RMP Preserve onsite. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16.</p> <p>Two open space corridors extend through the Proposed Project Amendment Area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.</p>
<p>Reduce reliance on the automobile and promote alternative modes of transportation.</p>	<p>Consistent. This policy is more applicable to the more intense development areas with the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a Specialty Village that also serves as a Transitional Village between the more intensive development with Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering its isolated location, the Specific Plan Amendment endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The land use plan includes a centrally located Village Core comprised of an elementary school site, Village Green and Scenic public parks connected via an 8-foot wide meandering paseo Mixed-Use Sites with up to 10,000 sq. ft. of commercial/retail uses and the Village Square private park. The Village Core also includes a public safety site. The Village Core is in the heart of Village 14, in proximity to residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The Proposed Project Amendment provides for bicycle and pedestrian circulation. Pedestrian pathways and sidewalks are provided along all streets. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and P-1 Park.</p>
<p>Promote village land uses, which offer a sense of place to residents and promotes social interaction.</p>	<p>Consistent. The Village Core is comprised of an elementary school site, the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, Mixed-Use Sites containing up to 10,000 sq. ft. of commercial retail uses and the Village Square private park. The Village Core also includes a public safety site. Village Core land uses are linked with the surrounding single-family residential neighborhoods through pedestrian network comprised of the Community Pathway, the perimeter trail and the park-to-park loop. Village Core land uses provide opportunities for active and passive recreation and serve as gathering spots for residents and visitors.</p>
<p>Diversify the economic base within Otay Ranch.</p>	<p>Consistent. The foundation for a diverse economic base within Otay Ranch lies within the Otay Ranch GDP/SRP which identified Planning Area 12 and the EUC (within the City of Chula Vista) as the urban heart of Otay Ranch, Industrial Planning Areas as the Ranch's job generators, a University Area, Urban Villages (Villages 1 through 11), Rural Estate Areas (Planning Areas 16 and 17) and Specialty Villages. Village 14 is planned as a Specialty Village, as defined by the Otay Ranch GDP/SRP.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The Village 14 active lifestyle and wellness theme is implemented through the provision of land uses and facilities that promote physical, contemplative and social activities. The Specific Plan Amendment creates a mixed-use village containing neighborhoods within a variety of housing types and sizes including lots that accommodate executive-level homes. Higher priced larger lot homes were deemed necessary to achieve South County's economic development strategies to attract value enhanced manufacturing and research opportunities.</p> <p>The acquisition of Village 15 by conservation entities for conservation purposes large lot development areas effectively eliminated 516 higher-end single family detached homes, making the Proposed Project Amendment an even more important component of the region's economic strategy. The Specific Plan Amendment is consistent with the policy by creating a range of single-family neighborhoods to meet this need.</p>
Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services, and facilities.	<p>Consistent. The Proposed Project Amendment implements this goal by providing a unique combination of land uses, a mix of single-family and multi-family neighborhoods and Mixed-Use Sites, an elementary school site, a public safety site planned to accommodate a fire station and Sheriff's storefront facility, and park and recreation facilities.</p>
OTAY RANCH GDP/SRP -- MOBILITY GOALS	
Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.	<p>Consistent. This policy is more applicable to the more intense development areas within the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a Specialty Village that also serves as a Transitional Village between the more intensive development within the City of Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering the isolated location, the Specific Plan Amendment endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.</p> <p>The Proposed Project Amendment implements this goal through an internal, local, and regional circulation network.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic within the residential neighborhoods and provides connections to existing circulation roads to the west and northeast of the Proposed Project Amendment. Proctor Valley Road is proposed for a maximum travel speed of 30 miles per hour. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood access points slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes.</p> <p>The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.</p> <p>Primary local access to the Proposed Project Amendment is provided from the west by Proctor Valley Road, which also serves as a continuous through the village to the north to the community Jamul.</p> <p>Regional access is provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west provides secondary north/south access. SR-54, located approximately six miles to the northwest, connects to SR-125 and I-805 and provides regional east/west access. I-905, located approximately seven miles to the south, provides additional east/west access and connects to SR-125 and I-805. SR-94, located approximately three miles to the northeast, passes through Jamul and provides additional east/west access.</p>
<p>Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.</p>	<p>Consistent. The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roadways, bike lanes, trails, and pedestrian pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Proposed Project Amendment. Road classifications are based on the General Plan classifications and have been refined to reflect the specific opportunities and constraints within the Proposed Project Amendment. Where feasible, street paving is reduced to slow the flow of traffic and create a pleasant walking environment.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>Roundabouts and intersection neckdowns are planned to slow traffic and enhance bicycle and pedestrian access.</p> <p>The Specific Plan Amendment identifies the locations for potential future transit stop within the Village 14 Core area, adjacent to the Mixed-Use Site and the P-1 Park.</p>
<p>Village entry streets should incorporate medians and be landscaped to reinforce village character and identity/</p>	<p>Consistent. The Proposed Project Amendment includes eight community access points along Proctor Valley Road, with five roundabouts planned at key intersections. Enhanced landscaping and signage within the roundabout create a gateway into the residential neighborhoods and reinforces the Old California theme for the community. In addition, landscaped parkways along these roadways carry the landscape theme into the residential neighborhoods, which are further reflected in the gated entry elements. See Village 14 Design Plan for additional details.</p>
OTAY RANCH GDP/SRP -- HOUSING GOALS	
<p>Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices.</p>	<p>Consistent. The Proposed Project Amendment implements the goal of providing diverse housing types by providing 10 single family lots sizes, which are anticipated to accommodate approximately 23 varied single-family floorplans. Lot sizes range from 4,250 to 1-acre average estate lots. The Proposed Project Amendment also includes a residential site planned to accommodate detached courtyard homes, which may include four unique floorplans and a site planned to accommodate attached multi-family homes, which may also include four unique floorplans.</p> <p>The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.</p>
<p>The provision of sufficient housing opportunities for persons of all economic, ethnic, religious, and age groups, as well as those with special needs such as the handicapped, elderly, single-parent families and the homeless.</p>	<p>Consistent. An Affirmative Fair Marketing Plan or participation in the San Diego County Building Association's Plan, that describes outreach efforts and lending practices will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap, or economic status, will be prepared prior to construction and sales of the housing within the Project Area.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The Proposed Project Amendment is consistent with the manner in which the County Housing Element addresses reservations by income level. Pursuant to the implementation measures set forth in the Otay Ranch GDP/SRP, "after 1996, the reservations by income level shall be consistent with the policies and programs contained in the Housing Elements of the appropriate land use jurisdiction."</p> <p>See also the discussion of the types of residential uses (Section C.1) and the Project Description in the EIR.</p>
OTAY RANCH GDP/SRP -- PARKS, RECREATION, OPEN SPACE GOALS	
<p>Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural, and aesthetic needs of project residents of all ages and physical abilities.</p>	<p>Consistent. The Proposed Project Amendment implements this goal through the Specific Plan Amendment Parks, Recreation, Open Space, Preserve and Trails Master Plan which 21.8 acres of public and private parks, including two public parks, ranging in size from 1.4 acres to 6.2 acres. Private park facilities include two swim clubs, three additional private parks and pocket parks distributed through Village 14 single family neighborhoods. The public and private park system provides a variety of recreational experiences. In addition, the Proposed Project Amendment provides a pedestrian network which connects the Proposed Project Amendment to regional trails – the Community Pathway along Proctor Valley Road, the internal park to park loop system, the perimeter trail, the meandering paseo and the 5-foot wide DG walkway along one side of the Private Rural Residential Roads within Planning Area 19. Further, the Proposed Project Amendment will satisfy the Preserve Conveyance Obligation that 1.188 acres of RMP Preserve land be conveyed per one acre of developable land, less common use areas. A multi-use pathway and pedestrian system is incorporated as mobility and recreation components of the Proposed Project Amendment.</p>
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS	
<p>Overall Goal</p> <p>Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.</p>	<p>Consistent. A Public Facility Financing Plan (PFFP) and Fiscal Impact Analysis (FIA) have been prepared in conjunction with the Proposed Project Amendment in compliance with the Otay Ranch GDP/SRP goal to assure the efficient and timely provision of services and facilities concurrent with need. The PFFP provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and construction responsibilities for each facility. The Fiscal Impact Analysis concludes that the Proposed Project Amendment generates an annual surplus revenue of \$1,028,295 to the County at build-out.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Drainage Facilities</p> <p>Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding, and geologic hazards.</p> <p>Ensure that water quality within the Otay Ranch project area is not compromised.</p> <p>Ensure that the City of San Diego's water rights within the Otay River Watershed shall not diminish.</p>	<p>Consistent. The Specific Plan Amendment implements the drainage and runoff goals with the provision of a storm drain system which filters urban runoff from the developed areas before mixing it with natural runoff from the undeveloped portion. Thus, runoff will meet water quality requirements before draining to Upper Otay Reservoir. Drainage and urban runoff from the developed portion of the Proposed Project Amendment will drain to discharge locations via an internal storm drain system. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into Upper Otay Reservoir.</p> <p>In addition, a CEQA Drainage Study and a Priority Development Project Storm Water Quality Management Plan have been prepared for the Proposed Project Amendment to protect the water quality in Upper Otay Reservoir. The phasing and financing of the drainage facilities are addressed in the PFFP.</p>
<p>Sewerage Facilities</p> <p>Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.</p>	<p>Consistent. With adoption of the Approved Project, the County approved sewer service for both Village 14 and Planning Areas 16 and 19. The Proposed Project Amendment is consistent with this approval. The Proposed Project Amendment includes the Overview of Sewer Service facility plan¹³.</p> <p>Sewer service will be provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Proposed Project Amendment.</p> <p>The phasing and financing of wastewater facilities are addressed in the PFFP.</p> <p>The Proposed Project Amendment does not propose utilizing recycled water for irrigation due to the proximity of the Proposed Project Amendment to Upper Otay Reservoir, which is a drinking water reservoir owned and operated by the City of San Diego.</p>

¹³ The Sewer Study Update Technical Memorandum for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment was also prepared by Dexter Wilson Engineering (December 2019)

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Integrated Solid Waste Management Facilities</p> <p>Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.</p>	<p>Consistent. The Proposed Project Amendment implements this goal with a waste management system providing for curbside recycling and landfill capacity. Curbside pickup and recycling will be accomplished through contracting with a local service provider. The recyclable materials will be collected curbside and disposed at the Otay Landfill. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container.</p>
<p>Urban Runoff Facilities</p> <p>Ensure that water quality within the Otay Ranch Project Area is not compromised.</p>	<p>Consistent. The Proposed Project Amendment will be required to comply with the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. All urban runoff will be diverted through state of the art biofiltration basins to clean urban storm flows prior to release to any natural water course. The flows will also be routed through biofiltration basins to assure that post development flows match predevelopment flows as required by the Water Quality Ordinance in effect at the time of project approval.</p>
<p>Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.</p>	<p>Consistent. The City of San Diego Source Water Protection Guidelines for New Development were published in January of 2004. The document set Best Management Practice Standards for new development within any of the watersheds tributary to City of San Diego Reservoirs. Village 14 is tributary to the Upper and Lower Otay Reservoirs and is therefore required to comply with the City Source Water Protection Guidelines.</p> <p>In the years after the 2004 City of San Diego Ordinance the California Regional Water Quality Control Board have required the urban runoff from all projects be treated to a greater threshold than those contemplated in the City Source Water Protection requirements. the Proposed Project Amendment will be designed in compliance with both the City of San Diego Source Water Protection Guidelines and the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001as amended by R9-2015-0001 and R9-2015-0100.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	All urban runoff will be diverted through biofiltration basins to clean urban storm flows prior to release to any natural water course. These basins will also serve as flow control hydromodification basins to assure that post development (0.10Q2 to Q10) flows match pre-development flows as required by the Water Quality Ordinance in effect at the time of project approval.
<p>Water Facilities</p> <p>Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.</p>	<p>Consistent. The Proposed Project Amendment includes the Overview of Water Service Facility Plan¹⁴. The phasing and financing of water facilities are addressed in the PFFP.</p> <p>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on January 3, 2018 for the Approved Project and a revision for the Proposed Project Amendment on _____. This report, prepared by the Otay Water District, ensures that the Specific Plan Amendment's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.</p> <p>The Proposed Project Amendment proposes to receive water service by expanding the existing 980 and 1296 Zones within the Central Service Area of the Otay Water District. There are several major 980 and 1296 Zone water system improvements within the Proposed Project Amendment that are identified in the Otay Water District's Capital Improvement Program.</p> <p>Water conservation is maximized through implementation of the strategies in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p>

¹⁴ The Water Study Update Technical Memorandum for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment was also prepared by Dexter Wilson Engineering (December 2019)

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The street parkways, parks, and open spaces implemented by the Specific Plan Amendment will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water-efficient landscaping and water-efficient irrigation.</p> <p>The Specific Plan Amendment, therefore, conforms to the water goals and policies of the Public Facilities Element.</p>
<p>Water Reclamation Facilities</p> <p>Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.</p>	<p>The Proposed Project Amendment does not propose the use of recycled water to reduce potable water usage due to its proximity to Upper Otay Reservoir.</p>
<p>Arts and Cultural Facilities</p> <p>Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibit of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.</p>	<p>Consistent. The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art artistic public improvements will be visible in the design of the Proposed Project Amendment such as landscaping, gateways, signage, streetlights, paving materials, fencing, street and park furnishings, and other key focal points. Public gathering and plaza spaces are planned within the public parks, providing opportunities for musical and other community events. These design issues are addressed in the Village Design Plan.</p>
<p>Childcare Facilities</p> <p>Provide adequate child care facilities and services to serve the Otay Ranch project area.</p>	<p>Consistent. The Specific Plan Amendment Development Regulations provide opportunities to locate and phase childcare facilities to meet the needs of the community. Childcare facilities may be located within private homes, commercial centers, offices, and/or adjacent to public schools when appropriate.</p> <p>Home-based childcare includes small family day care homes that serve 6 children and large family day care homes that serve 7-12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Proposed Project Amendment. The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and the physical environment for child day care and day care centers. Childcare facilities within the Proposed Project Amendment will comply with state and local regulations.</p>
<p>Health and Medical Facilities</p> <p>Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.</p>	<p>Consistent. Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the Proposed Project Amendment. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Proposed Project Amendment's residents. The area may also be served by Paradise Valley Hospital and private facilities. In the area of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery compensates for increased service demand resulting from the Specific Plan Amendment population.</p> <p>Build-out of the Proposed Project Amendment generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Build-out of the Proposed Project Amendment also generates the need for medical practitioners (doctors, dentists, chiropractors, and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the commercial (for-profit) and Community Purpose Facility (CPF, non-profit) areas of the Eastern Urban Center, other areas of the Otay Valley Parcel in the City of Chula Vista and in the adjacent community of EastLake. In addition, these uses are permitted within the Proposed Project Amendment's Mixed-Use Sites.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Community and Regional Purpose Facilities</p> <p>Designate areas within the Otay Ranch project area for religious, ancillary private, educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other county regional services.</p>	<p>Consistent. The Otay Ranch GDP/SRP identified the Eastern Urban Center in the City of Chula Vista as the location for regional services. The Proposed Project Amendment reserves approximately 12.2 acres of civic uses including a public safety site and an elementary school site. In addition, the Specific Plan Amendment includes two public parks located on approximately 10.2 acres and an additional 9.5 acres of private park and recreation facilities. The land uses identified above provide opportunities for community and social service facilities.</p>
<p>Social and Senior Facilities</p> <p>Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior services programs.</p>	<p>Consistent. Social service programs are mandated by state and federal statutes and regulations and are largely funded from state and federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or over 100,000 persons each month.</p> <p>There are numerous non-profit health and social service organizations located in the southern San Diego County area. The City of Chula Vista provides an adult literacy program, a Youth Action Program, and the Police Activities League program. The County Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs, and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Park and Recreation Department coordinates activities and programs at the Norman Park Senior Center.</p>
<p>Animal Control Facilities</p> <p>Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.</p>	<p>Consistent. Animal control services and facilities for the Proposed Project Amendment are provided by the County animal health and regulatory services. Build-out of the Proposed Project Amendment generates a demand for additional facilities; however, no specific facilities are required for the development of the Proposed Project Amendment. The payment of property taxes, which contribute to the County General Fund that are allocated to the County Capital Improvement Program, assure the provision of required future facilities.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project Amendment will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Civic Facilities</p> <p>Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities, integrate different types of public facilities where such facilities are compatible and complementary.</p>	<p>Consistent. The Otay Ranch Facility Implementation Plan states that 420 square feet of civic administrative facility per 1,000 residents should be used to determine the project's demand for civic facilities. Based on an estimated population of approximately 4,549 residents, approximately 1,911 gross square feet floor area of civic facilities is required.</p> <p>The Otay Ranch GDP/SRP locates a Civic facility in the Eastern Urban Center, which serves as the Civic presence in Otay Ranch. Additionally, the fiscal analysis concluded that the Proposed Project Amendment will result in a net fiscal annual surplus at build-out. These revenues could be budgeted to fund additional facilities within the County of San Diego to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP also obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Correctional and Justice Facilities</p> <p>Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities.</p>	<p>Consistent. The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation, and the Marshal also are provided at or near the South Bay Regional Center. The increased population of the Proposed Project Amendment may contribute to the need for additional correctional facilities.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project Amendment will generate surplus tax revenues to the County of San Diego, that is, more tax revenues than is necessary to serve demand generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Fire Protection and Emergency Services Facilities</p> <p>Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.</p>	<p>Consistent. The Proposed Project Amendment reserves a 2.3-acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Proposed Project Amendment. The Specific Plan Amendment PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. To prevent loss of life and property due to fires, the Fire Protection Plan and Preserve Edge Plan address fuel modification and brush management on and surrounding the Proposed Project Amendment. The PFFP and FPP also include alternative service options to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by Cal Fire, is also addressed into the PFFP/FIA and FPP. In addition, the Project Applicant has entered into a Fire Protection and Mitigation Term Sheet (June 24, 2019).</p>
<p>Law Enforcement Facilities</p> <p>Protection of life and property and prevention of crime occurrence.</p>	<p>Consistent. The County currently provides law enforcement services to the Proposed Project Amendment. Build out of the Proposed Project Amendment will increase the demand for law enforcement services from the Proposed Project Amendment.</p> <p>The Sherriff's Department has stated that a 500-square foot Sheriff storefront facility in the approximately 2.3-acre Public Safety site where the fire station will be located could satisfy their needs. CPTED Development guidelines also have been included in the Village Design Plan to ensure that homes, recreational, and business facilities are designed in such a way to deter crime.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Library Facilities</p> <p>Sufficient libraries to meet the information and education needs of Otay Ranch residents.</p>	<p>Consistent. The PFFP analyzes the demand for library facilities generated by the Project. The Otay Ranch GDP/SRP plans for the location of a 36,758-sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the Proposed Project Amendment will ultimately be satisfied by this main Otay Ranch library, along with existing libraries within the vicinity of the Proposed Project Amendment. Future trends in the delivery of library services include the County’s 24/7 “Library To Go Program” and e-library programs.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project Amendment will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>School Facilities</p> <p>Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.</p> <p>Coordinate the planning of adult educational facilities with the appropriate district.</p>	<p>Consistent. The Otay Ranch Facility Implementation Plan acknowledged that the Proposed Project Amendment is within the boundaries of five school districts and requires that school district boundary adjustments be processed concurrent with the Village 14 Specific Plan. This is accomplished through a “transfer of uninhabited territory” process through the San Diego County Department of Education. The Plan further recommends that Village 14 be served by the Chula Vista Elementary School District (CVESD) (K-6) and the Sweetwater Union High School district (SUHSD) (7-12). Therefore, if the “transfer of uninhabited territory” is approved by the County Department of Education, Village 14 would be wholly within the boundaries of the CVESD and SUHSD. Students generated from Planning Area 19 would be served by the Jamul-Dulzura Union School District (K-8) and the Grossmont Union School District (9-12).</p> <p>If the transfer of territory does not occur and the school district boundaries remain unchanged, CVESD, SUHSD, JDUSD and GUHSD have adequate capacity to serve the students generated by the Proposed Project Amendment within their existing district boundary. See the PFFP for more detailed information regarding student generation, phasing and financing of school facilities.</p>

*OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT***OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS**

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The 1,266 planned homes within the Proposed Project Amendment generate the need to accommodate approximately 486 elementary (K-6) students (481 students from Village 14 and 5 from Planning Area 19). The Proposed Project Amendment reserves an approximately 9.9-acre elementary school site sized to serve approximately 750 students. In addition, the approximately 141 middle school (7-8) students (139 students from Village 14 and 2 from Planning Area 19) and 307 high school (9-12) students (304 students from Village 14 and 3 from Planning Area 19) are generated within the Proposed Project Amendment. The Proposed Project Amendment will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes, or by entering into a school mitigation agreement(s).</p> <p>The demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility could be constructed in the Otay Ranch Eastern Urban Center in the City of Chula Vista, on a site reserved pursuant to the Otay Ranch GDP/SRP.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY RANCH GDP/SRP -- AIR QUALITY GOALS	
Minimize the adverse impacts of development on air quality.	<p>Consistent. The Proposed Project Amendment implements this goal through Project Design Features PDF-AQ-1 and PDF-AQ-2 and Mitigation Measures M-AQ-1 through M-AQ-8 (see Air Quality Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, Dudek 2019) for the reduction of construction-related emissions from the Proposed Project Amendment's on- and off-road equipment fleet, and PDF-AQ/GHG-1 through PDF-AQ/GHG-10, PDF-TR-1 and Mitigation Measures M-AQ-9 and M-AQ-10 for the reduction of operation-related emissions from the Proposed Project Amendment's area, energy and mobile sources (see Air Quality and Greenhouse Gas Emissions Technical Memorandums for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, Dudek 2019 and Village 14 and Planning Areas 16/19 Proposed Project Amendment Traffic Impact Analysis Update Technical Memorandum (Chen Ryan 2019). In addition, the Proposed Project Amendment's Greenhouse Gas Emissions Technical Memorandum (Dudek 2019) and Traffic Impact Analysis Technical Memorandum (Chen Ryan 2019), address greenhouse gas emissions in conformance with AB 32 and SB 32 and seeks to reduce emissions and energy use through design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled.</p>
Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.	<p>Consistent. The Otay Ranch GDP/SRP designates Village 14 as a Transitional Village with only limited multi-modal opportunities. However, the Proposed Project Amendment facilitates pedestrian and bicycle travel. The circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches and other amenities.</p> <p>Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as Mixed-Use commercial areas and parks.</p> <p>The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. The Specific Plan Amendment identifies the locations for potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Land development patterns which minimize the adverse impacts of development on air quality.	<i>Consistent.</i> The Proposed Project Amendment implements this goal by creating a land use pattern that encourages walkability. This is accomplished through the creation of the Village Core which encompasses major community activity centers including an elementary school site, the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, Mixed-Use Sites comprised of up to 10,000 sq. ft. of commercial/ retail uses and the Village Square private park. The Village Core also includes a public safety site, planned to accommodate a fire station and Sheriff's storefront and potential future transit stops adjacent to the Mix-Use Site and P-1 Park. Additionally, the land pattern includes streets with sidewalks separate from adjacent streets by landscaped parkways. Implementation of safe routes to school and a Walking School Bus Program ¹⁵ will encourage students to walk to school, minimizing adverse impacts on air quality while improving overall health and wellbeing through an active lifestyle. These components contribute to meeting the goals of an active pedestrian-oriented community.
OTAY RANCH GDP/SRP -- NOISE GOALS	
Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.	<i>Consistent.</i> An Acoustical Analysis Report was prepared as part of the Certified EIR (16-19-006). Consistent with the noise analysis, the Certified EIR (16-19-006) includes feasible mitigation measures. The Proposed Project Amendment incorporates these same mitigation measures into the design to minimize the noise impacts associated with the Proposed Project Amendment. The design is consistent with the County exterior and interior CNEL noise levels. For further responsive information, please refer to the Acoustical Analysis Report.
Ensure residents are not adversely affected by noise.	<i>Consistent.</i> An Acoustical Analysis Report was prepared as part of the Certified EIR (16-19-006) and feasible mitigation measures will be incorporated into the Proposed Project Amendment design to ensure that residents are not adversely affected by noise as required by the Noise Analysis Technical Memorandum for the Proposed Project Amendment (Dudek 2019).

¹⁵ See <http://www.walkingschoolbus.org/> for additional information.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY RANCH GDP/SRP -- PUBLIC SAFETY GOALS	
<p>Consistent. Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and man-made hazards in order to:</p> <ul style="list-style-type: none"> • Preserve life, health, and property; • Continue government functions and public order; • Maintain municipal services; and • Rapidly resolve emergencies and return the community normalcy and public tranquility. 	<p><i>Consistent.</i> The Proposed Project Amendment reserves a 2.3-acre public safety site which is planned to have a fire station and Sheriff's storefront facility. The Proposed Project Amendment further implements this goal by participating in emergency disaster plans and programs, establishing safe and effective evacuation routes, and facilitating post-disaster relief and recovery programs. In addition, a Wildland Fire Evacuation Plan has been prepared for the Proposed Project Amendment that provide the evacuation approach for the Proposed Project Amendment.</p>
OTAY RANCH GDP/SRP -- GROWTH MANAGEMENT GOALS	
<p>Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.</p>	<p><i>Consistent.</i> A PFFP/FIA has been prepared in conjunction with the Specific Plan Amendment. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility.</p>
OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS	
<p>Resource Preserve</p> <p>Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve and to serve as the functional equivalent of the County of San Diego Resources Protection Ordinance (RPO).</p>	<p><i>Consistent.</i> As described in the Otay Ranch Phase 2 RMP, 1.188 acres of Otay Ranch RMP Preserve land will be conveyed to the POM for every acre of development in conjunction with each final map. Development within Otay Ranch will ensure the conveyance of Otay Ranch RMP Preserve lands that surround the Proposed Project Amendment.</p> <p>Two open space corridors expand and extend through the Proposed Project Amendment to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space Preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Mineral Resources</p> <p>Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.</p>	<p>Consistent. A Mineral Resources Technical Memorandum¹⁶ was prepared for the Proposed Project Amendment which concluded that there are no known mineral resources located within the Proposed Project Amendment. In addition, based on site visits, there are no past or present mining extraction activities within the Proposed Project Amendment. As a result, there are no conflicts between mineral extraction activities and planned development. There may be the opportunity to reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways.</p>
<p>Soils</p> <p>Minimize soil loss due to development.</p>	<p>Consistent. Based on the Geotechnical Review of the Revised Vesting Tentative Map and Grading Plan, the onsite soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the Proposed Project Amendment, soil erosion may occur on the Proposed Project Amendment; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized.</p>
<p>Steep Slopes</p> <p>Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.</p>	<p>Consistent. The Proposed Project Amendment conforms with this goal by minimizing impacts to steep slopes in conformance with the Otay Ranch-wide requirement to preserve 83% of existing steep slopes with gradients of 25% or greater.</p>
<p>Floodways</p> <p>Preserve floodways and undisturbed flood plain fringe areas.</p>	<p>Consistent. There are no mapped floodplains or floodways within the Proposed Project Amendment. In addition, the Proposed Project Amendment requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding.</p>

¹⁶ In addition to the Mineral Resources Report prepared as an appendix to the Certified EIR (16-19-006) associated with the Approved Project, a Technical Memorandum – Mineral Resources Report Otay Ranch Village 14 and Planning Area 16/19 Revised TM and Specific Plan Amendment was prepared by Leighton and Associates, Inc. (2019).

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Visual Resources</p> <p>Prevent degradation of the visual resources.</p>	<p>Consistent. Proctor Valley Road is designated a scenic corridor in the Otay Ranch GDP/SRP. The Proposed Project Amendment is consistent with this goal by enhancing the scenic values through Proctor Valley by undergrounding utilities and a comprehensive landscape, lighting and signage program, as described in the Village 14 Design Plan and Planning Area 19 Design Guidelines. Further, the Proposed Project Amendment is consistent with this goal by implementing a terraced development plan, which preserves the expansive views across Proctor Valley to the San Miguel and Jamul mountains and Upper Otay Reservoir. The undulating open space areas along Proctor Valley Road will be preserved. The Proposed Project's design of Proctor Valley Road is consistent with the alignment adopted by the County as part of General Plan Amendment for the Approved Project. The adopted alignment preserves significant rock outcroppings and landforms.</p>
<p>Energy Conservation</p> <p>Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources.</p>	<p>Consistent. The Energy Conservation Plan the Energy Technical Memorandum for the Otay Ranch Village 14 and Planning Area 19 Proposed Project Amendment provides that the Proposed Project Amendment would incorporate solar panels on all single-family residences to offset 100% of the electrical energy usage of those residences. Single-family homes constructed as part of the Proposed Project Amendment would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, buildings would be designed to meet the California 2016 Title 24 Building Energy Efficiency Standards or the code in effect at the time of building permit issuance.</p> <p>The Proposed Project Amendment implements this goal, in part, through the proposed land use plan, which is aimed at minimizing transportation requirements by locating school and park land uses in proximity to residential areas to encourage pedestrian and bicycle travel through the trails network and street linkages to reduce energy consumption.</p>

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROPOSED PROJECT AMENDMENT

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Water Conservation</p> <p>Conserve water during and after construction of Otay Ranch.</p>	<p>Consistent. Water conservation is maximized through implementation of the strategies outlined in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Village 14 Design Plan identifies a “California Friendly” and “Fire Safe” landscape palette. The Water Conservation Plan requires a reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage. With regarding to implementing this goal, the Proposed Project Amendment is located above the Lower Otay Reservoir, a drinking water source for the City of San Diego. As such, the use of recycled water is not permitted within the Proposed Project Amendment.</p>
<p>Astronomical Dark Skies</p> <p>Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.</p>	<p>Consistent. The Proposed Project Amendment will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code. Lighting fixtures will be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated will be equipped with automatic shut-off controls that will turn-off lights no later than 11:00 p.m. Thus, the Proposed Project Amendment conforms to this goal.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Agriculture</p> <p>Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.</p>	<p>Consistent. The Proposed Project Amendment would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, as shown on the maps prepared pursuant to the FMMP by the California Department of Conservation. However, the Proposed Project Amendment would convert approximately 24.6 acres designated as Farmland of Local Importance and 498.4 acres designated as grazing land to residential uses, thereby precluding it from potential agricultural use in the future. Although the Project Area is no longer used for crops or grazing (and has not been used as such since 1999) due to lack of reliable and affordable water, the conversion would contribute to an incremental loss of Farmland of Local Importance and Grazing Land. In the County, agricultural resources – and therefore the significance of impacts to such resources – are evaluated through the LARA Model.</p> <p>The LARA Model analysis determined that this site is not an important agricultural resource because the required factor of water resources and soil quality receiving a “low” rating. Scenario 5 states that when at least one factor is rated low importance, then the site is not an important agricultural resource. Thus, because the Proposed Project Amendment would have no direct impacts to on-site important agricultural resources and would not substantially impair the ongoing viability of the site for agricultural use, impacts are considered less than significant. In addition, the Proposed Project Amendment and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Proposed Project Amendment does not conflict with existing zoning for agriculture use or a Williamson Act contract.</p>